FROM:

Viviana M. Gaudier Diez

Real Estate Appraiser #1269EPA #284 Haciendas de Miramar

Cabo Rojo, PR 00623

Telephone Number: (939) 642-4960 Fax Number:

TO:

Nelson Valentin Perez Las Marias, PR

,

E-Mail:

Telephone Number: Fax Number:

Alternate Number:

**INVOICE** 

INVOICE NUMBER
2021112

DATES

Invoice Date: 09/22/2021

Due Date:

REFERENCE

Internal Order #: 2021112

Lender Case #:
Client File #:
FHA/VA Case #:

Main File # on form: 2021112

Other File # on form:
Federal Tax ID:
Employer ID:

**DESCRIPTION** 

Lender: Nelson Valentin Perez Client: Nelson Valentin Perez

Purchaser/Borrower: N/A

Property Address: PR 119 Km. 52.1, Furnias Wd.

City: Las Marias

Legal Description: N: Public Use Parcel; S: Remnant of Principal Lot; E: Lot 2; W: Pablo Perez Land

FEES AMOUNT

Residential Property Appraisal 375.00

SUBTOTAL 375.00

**PAYMENTS AMOUNT** Check #: Description: Full Payment Date: 09/01/2021375.00 Check #: Date: Description: Check #: Date: Description: SUBTOTAL 375.00 **TOTAL DUE** \$ 0.00

## **APPRAISAL OF REAL PROPERTY**



### **LOCATED AT**

PR 119 Km. 52.1, Furnias Wd.
Las Marias, PR 00670

N: Public Use Parcel; S: Remnant of Principal Lot; E: Lot 2; W: Pablo Perez Land

#### **FOR**

Nelson Valentin Perez and/or His Legal Representative

### AS OF

September 1, 2021

## BY

Viviana M. Gaudier Diez Real Estate Appraiser #1269EPA #284 Haciendas de Miramar Cabo Rojo, PR 00623 (939) 642-1960 vivianagaudier@hotmail.com Real Estate Appraiser #284 Haciendas de Miramar Cabo Rojo, PR 00623 (939) 642-1960 (939) 642-1960

09/22/2021

Nelson Valentin Perez Las Marias, PR

Re: Property: PR 119 Km. 52.1, Furnias Wd.

Las Marias, PR 00670

Borrower: N/A File No.: 2021112

Opinion of Value: \$80,000

Effective Date: September 1, 2021

In accordance with your request, I have appraised the above referenced property. The report of that appraisal is attached. The purpose of the appraisal is to develop an opinion of market value for the property described in this appraisal report, in unencumbered fee simple title of ownership. This report is based on a physical analysis of the site, a locational analysis of the neighborhood and city, and an economic analysis of the market for properties such as the subject. The appraisal was developed and the report was prepared in accordance with the Uniform Standards of Professional Appraisal Practice. The opinion of value reported above is as of the stated effective date and is contingent upon the certification and limiting conditions attached.

Any Additional Services Required of Appraiser, such as, but not limited, to appear in court, at a deposition, or any type of legal proceeding (initiated by any party's attorney, or through a subpoena), a retainer will be required in advance (minimum of \$750). The fee is a minimum of \$250 per hour and subject to change, including all preparation time, travel time and time rendering expert witness testimony. Travel expenses may be billed separately.

It has been a pleasure to assist you. Please do not hesitate to contact me or any of my staff if we can be of additional service to you.

Sincerely,

Viviana M. Gaudier Diez Real Estate Appraiser

License or Certification #: 1269EPA State: PR Expires: 03/01/2024 vivianagaudier@hotmail.com

Vivana M. Saudie Diz

<u>R</u>	<u>ESIDEI</u>		<u>. APP</u>	<u>RAISA</u>	L RE	<u> POF</u>	<u>₹Т</u>						File No.:				
	Property Address	: PR 119	Km. 52.1, F	urnias Wd.				City: Las I					tate: PR		Code: O		
_	County: 083				Legal D	escription:	N: Pu	blic Use P				Principal L			Pablo Pe	erez Land	
EC										or's Parce			005-22-00	0			_
SUBJECT	Tax Year: 2020		. Taxes: \$ 0		Special Ass	essments: \$	0			er (if appli		N/A	<b></b> ,		1		
SU	Current Owner of			entin Perez		<b>5</b> 2 a		Occupant		Owner		Tenant [	Vacant		•	ctured Housing	
	Project Type:	PUD	Condor	minium	Cooperative	e 🗶 0	ther (des	scribe) Res				H0A: \$			per year	per mont	n_
	Market Area Nam	i dilli	ias Wd.	t-t f	<b>52</b> 14.					32420		11 - N	Cens	us Tract	: 9598	.00	
	The purpose of t		•	•		arket Value (				type of val						D	_
	This report reflec		- '					(the Inspecti					Retrosp			Prospective	_
Z	Approaches deve	•		Sales Con		•		st Approach		ncome Ap	proach	(See Rec	onciliation Co	omment	s and Sc	ope of Work)	
ASSIGNMENT	Property Rights A		Fee Sim	<u> </u>	asehold	Leased			describe	,							
GN	Intended Use: _	The intende	ed use of thi	s appraisal r	eport is t	o know th	e mark	cet value o	f the s	ubject p	roper	ty, as is, fo	r bankrupt	cy pur	poses.		_
SSI	1.1. 1.111	//	. \														_
ă	Intended User(s)			lson Valentin	Perez ar												_
		on Valentin				Addre		as Marias,									
			audier Diez		Б. І	Addre						bo Rojo, Pl			0.		
	Location:	Urban		uburban 🔲	Rural		edomin ccupan			nit Housin	•		_and Use		-	in Land Use	
	Built up:	Over 75			Under 259	о	•	,   ,	RICE		(GE	One-Unit			ot Likely	□ In Droces	*
S	Growth rate:	Rapid	ing S		Slow Declining		Owner Conont		(000)		yrs) -	2-4 Unit	10 %		ikely *	In Process	"
DESCRIPTION	Property values:	Increas		i Balance			Γenant /ecept (/	10	40	L0W	5	Multi-Unit Comm'l	0 %	* To:			-1
	Demand/supply:	Shortag			Over Supp		/acant ((			<u> </u>	60		5 %				-
ဒ္ဌ	Marketing time:	Under 3			Over 6 Mo		/acant (:		. •		35	Vacant	40 %	<u> </u>			
ᆷ	Market Area Bou		-							,			subject p				-
EA	suburban res																-
AR	employment a			•													-
H	in the subject																-
꽃	concessions	are anticipa	ted. Analysi	s of sales and	resales	of propert	ies in t	he neighbo	orhood	indicate	s a ty	pical marke	eting time i	s over	six mor	iths.	-
<b>MARKET AREA</b>																	-
-																	-
																	-1
Н	Dimensions: N	lana Dravid	a al						(	Site Area:	76	0.000					
	Zoning Classifica	lone Provid tion: NC	ea							Description		8qm lot Classifie	. d				
	Zoning Olassinca	1011. <u>NC</u>				Zoning Con	nliance.	<b>X</b> Leg		•		forming (grar			Illegal	No zoning	_
	Are CC&Rs appli	cable?	Yes 🗶 No	Unknow			•	en reviewed?	jui _	Yes	No	- 1-	nt (if applicat	ole) S		/	1
	Highest & Best L			resent use, or		r use (expla		JII TOVIOWOU:		] 103	_ 140	Ground 110	iii (ii appiicai	<i>Jio)</i> (	Ψ	1	
	riigiloot a boot c	oo ao improve	,u. 🔼 11	osoni uso, oi	Out	i uoo (oxpiu	'''' —										-
	Actual Use as of	Effective Date	Reside	ontial				llse as	annrais	ed in this	renort:	Reside	ntial				-
	Summary of High			subject prop	orty is im	proved w	ith a re		• • •		•			scidont	tial naid	hhorhood	_
S	with similar p					•					-						-
١Ĕ١	permissible f	•											the reside	ziillai L	15C 15 1C	gally	-
	•	Public Other		Description		mproveme		Type	i uie ie	Public			ny Semi	Level			
SC	Electricity		Private Pro	•	Street	Asph		.,,,,		X		Size	Avera				
ᆷ	Gas		Private Pr		Curb/Gutt		/None			X	П	Shape		angula	r		
SITE DESCRIPTION	Water	$\overline{\mathbf{X}}$	Public Pro		Sidewalk	None					П	Drainage		ns Ade			
<u> </u>	Sanitary Sewer		Septic Tar		Street Lig		desce	nt		X		View		l/Resid	•		
	Storm Sewer		Public Pro		Alley	None				_ 🖺							
	Other site elemer	nts: 🗶 In	side Lot	Corner Lot	Cul de	Sac	Undergr	ound Utilities		Other (des	scribe)						
	FEMA Spec'l Floo	od Hazard Are	a 🗌 Yes	<b>X</b> No FEMA	A Flood Zon	e X		FEMA N	ap # 7	72000C0	)565H		FEM	A Map [	Date oz	1/19/2005	
	Site Comments:	No appa	rent advers	e easements	, encroac	hmentes,	specia	l assessm	ents, sl	lide area	ıs, ille	gal or legal	non confo	rming	zoning	use were	
	noted during	inspection.	Subject prop	perty site is a	verage to	the neigh	borho	od. The ap	praiser	is not a	profe	ssional sur	veyor. Sep	tic tan	k location	on could not	
	be identified a	as of the dat	te of inspect	ion. Apprais	er is not a	an expert i	n flood	l maps or f	lood ha	azard are	eas.						
	General Descript	ion		Exterior Descri	ption			Foundation		_	- 1	sement	<b>X</b> None		eating		
	# of Units	1	Acc.Unit	Foundation	Cor	ncrete		Slab	Concr	rete		ea Sq. Ft.				WH	
		2		Exterior Walls	RC.	/CB		Crawl Space	Yes			Finished		Fi	uel	Electric	
	Type X Det.	Att.		Roof Surface		ncrete		Basement	None		_	iling					
		Tropical		Gutters & Dwn	spts. <u>Pip</u>	e off Colu		Sump Pump	∐ No		- 1	alls <sub>-</sub>			ooling		
	Existing	Proposed _	Und.Cons.	Window Type		tal/Glass		Dampness		one Appa	١.				entral	Personal	_
က	Actual Age (Yrs.)			Storm/Screens	Nor	ne/Yes		Settlement	None	Apparer	<u>nt</u> Սս	itside Entry		$1^{0}$	ther	Property	
	Effective Age (Yr			<u></u>		5211		Infestation	Not Ob	served							
	Interior Descripti			Appliances		tic 🗶 Nor					.,	<i>(</i> ) <i>"</i>		Car Sto	-	None	
<b>IMPROVEMENTS</b>	Floors	Terrazo Til	es	Refrigerator		airs [		lace(s) # <u>o</u>		v	vooast	ove(s) # <u>0</u>		Garage		cars ( 2 To	π.)
꼾	Walls	RC/CB		Range/Oven	=	op Stair	Patio		Rear					Attach		_	
Ξ	Trim/Finish	Terrazo Til		Disposal		cuttle	Deck	110110						Detac		_	
뽀	Bath Floor Bath Wainscot	Terrazo Til		Dishwasher Fan/Hood	=1	oorway [_ oor [	Porch							BltIn Carport		_	
-	Doors	Ceramic Ti		Microwave		eated [	Pool							Drivew		_	
Ö	D0013	Wood/Alum	ninum	Washer/Drye		nished [	=  ````	None							ay <u>1</u> Ce Con	— oroto	
0	Finished area <b>ab</b>	ove grade con	tains:	6 Roor			<b>⊐ I</b> Bedroom	S	2	Bath(s)		1 155 5	Square Feet o			ea Above Grade	
PT	Additional feature			a, crawl space			. 54100111	-		ui(U)		1,100	quare 1 00t 0		ig Al	Graduo	=
SRI	aa.aonai ioalait	FUIC	on, unity are	a, Gawi spat	∞, paveu	aica											-
<b>DESCRIPTION OF</b>	Describe the con	dition of the n	roperty (includi	ing physical, fur	nctional and	external oh	solescer	nce):	Qual	lity of co	nstru	ction is ave	erage wher	1 COm	nared to	properties in	$\exists$
	the immediat							,									
	and could be																_
	humidity sign					•											
																depreciation	
	octimated at														,		_

Date: N/A	Sale/Transfer	Anal	sis of sale/transfer hi	story	and/or any current	agreem	ent of s	sale/listing	  :	A Legal D	escrin	tion of t	the subject	ct property
		was	supplied by the cl	lient.	No information	could	be ob	tained o	of the	prior sale or	transf	er histo	ry of the o	comparable
Price: N/A Source(s): N/A			s from fellow appr ce Files. Lastly mo										eria or fou	nd in the
2nd Prior Subject S	Sale/Transfer		70 1 1100: Edoti y 1110	or ac	, o d o o o o o o o o o o o o o o o o o		Jiuuo I				110000	10110.		
Date: N/A Price: N/A														
Source(s): N/A														
SALES COMPARISON AP	PROACH TO VALUE SUBJECT	(if de			Sales Comparison	n Appro I					al.	COMP	ADADLE C	N.F. # 0
FEATURE Address PR 119 Km. 5			COMPARAI C-9 Inmaculada			PR 4:		/IPARABLE		∟t # 2 ot A Calabaza	PR 3		ARABLE SA 8.6 Ros	
Las Marias, P			Las Marias, PR 0		•	San S	Sebas	tian, PR					PR 00680	
Proximity to Subject Sale Price	\$		1.27 miles SE	\$	84,000	4.88 ı	miles	NE	\$	75,000	8.36	miles S	SW S	104,00
Sale Price/GLA	\$	/sq.ft.	\$ 87.23 /sq	_	64,000	\$	66.	61 /sq.ft.	Ψ	75,000	\$	72.3	7 /sq.ft.	104,00
Data Source(s)	Public Record		Tasamax #13506					132504				max #1		
Verification Source(s) VALUE ADJUSTMENTS	Inspection DESCRIPTION	l	ViG Mortgage/Fe DESCRIPTION	ellow	Appraiser +(-) \$ Adjust.			ow Appra IPTION		+(-) \$ Adjust.		R/Fellov DESCRIP	v Apprais TION	er +(-) \$ Adjust.
Sales or Financing	None	<u> </u>	None		. ( ) + · · · j · · ·	None				. ( ) +	None			. ( ) +,
Concessions  Date of Sale/Time	None		None			None					None			
Rights Appraised	09/01/2021 Fee Simple		02/25/2021 Fee Simple			02/18 Fee S						7/2020 Simple		
Location	Suburban		Suburban			Subu	rban				Subu	rban		
Site View	768qm Local/Residentia	al le	314 sqm Local/Residential		-3,480			dential		-1,528		sqm I/Reside	antial	-17,10
Design (Style)	Tropical	AI	Tropical			Tropi		uciilial			Tropi		Jilual	
Quality of Construction	Average		Average			Avera					Avera			
Age Condition	51 yrs Below Average		36 yrs Average		-5,000	36 yrs		rage			20 yr Avera			-3,00
Above Grade		aths	Total Bdrms Bat	ths	0,000		Bdrms	Baths				Bdrms	Baths	0,00
Room Count Gross Living Area	6 3 1,155	2 sn ft	963		+3,840	6	3	2.1 1,126 sq.	ft		6	3	2 437 sq.ft.	-5,64
Basement & Finished	None	oy.ii.	None	oq.it.	+3,640	None		1,1∠७ ०५	.11.		None		437 Sq.11.	-5,04
Rooms Below Grade	None		None			None					None			
Functional Utility Heating/Cooling	Average WH/None		Average WH/None			Avera WH/N					Avera WH/N			
Energy Efficient Items	None		None			None					None			
Garage/Carport	1cp/1dw		1cp/1dwy			1cp/1						o/1dw		+2,00
Porch/Patio/Deck	Pch/Ldy/Util/PA		Pch/Ldy/OpTrrc		+1,000	Pch/L	_dy/Ut	il/PA			Porcl	<u>1</u>		+3,00
Ĭ														
5	1													
													_	
Net Adjustment (Total)			_ + 🗶 -	\$	-3,640		] +	<b>X</b> -	\$	-1,528		] +	<b>X</b> - \$	-20,74
Net Adjustment (Total) Adjusted Sale Price of Comparables			+ 🗶 -				+	<b>X</b> -	\$	·		+		•
Net Adjustment (Total) Adjusted Sale Price of Comparables Summary of Sales Compari			nparable sales ra	\$	80,360 from <b>\$73,472</b> to	• <b>\$83,</b>	<b>254</b> a	ıfter adju	\$ ustm	73,472 ents. Subjec		adjuste	\$ ed in subje	83,25 ect at
Adjusted Sale Price of Comparables	io/sqmt, CS#2@9 ales are in slightly red at respective on parable sales fro comparable sales	supposed some of the state of t	nparable sales ra mt and CS#3@\$i erior condition to b butory values for her neighborhood	\$ nge 6/sqi the s diffe ls with and si	80,360 from \$73,472 to mt. Market par ubject, thereforences. Due to th similar chara	o \$83, rticipal re sale lack concterist	254 ants does adj	ofter adju oes not r usted pr nparable out over o	sustmarecon	73,472 lents. Subjection of the subjection of th	ce in rence ect in	adjuste age. A adjuste nmediat	\$ ad in subjects indicated at \$20 te neighb	83,25 ect at ed at sales /sqft. Other orhood it's
data system, some sa adjustments consider necessary to use com	io/sqmt, CS#2@9 ales are in slightly red at respective on parable sales fro comparable sales	supposed some of the state of t	nparable sales ra mt and CS#3@\$i erior condition to b butory values for her neighborhood	\$ nge 6/sqi the s diffe ls with and si	80,360 from \$73,472 to mt. Market par ubject, thereforences. Due to th similar chara	o \$83, rticipal re sale lack concterist	254 ants does adj	ofter adju oes not r usted pr nparable out over o	sustmarecon	73,472 lents. Subjection of the subjection of th	ce in rence ect in	adjuste age. A adjuste nmediat	\$ ad in subjects indicated at \$20 te neighb	83,25 ect at ed at sales /sqft. Other orhood it's
data system, some sa adjustments consider necessary to use com	io/sqmt, CS#2@9 ales are in slightly red at respective on parable sales fro comparable sales	supposed some of the state of t	nparable sales ra mt and CS#3@\$i erior condition to b butory values for her neighborhood	\$ nge 6/sqi the s diffe ls with and si	80,360 from \$73,472 to mt. Market par ubject, thereforences. Due to th similar chara	o \$83, rticipal re sale lack concterist	254 ants does adj	ofter adju oes not r usted pr nparable out over o	sustmarecon	73,472 lents. Subjection of the subjection of th	ce in rence ect in	adjuste age. A adjuste nmediat	\$ ad in subjects indicated at \$20 te neighb	83,25 ect at ed at sales /sqft. Other orhood it's
data system, some sa adjustments consider necessary to use com	io/sqmt, CS#2@9 ales are in slightly red at respective on parable sales fro comparable sales	supposed some of the state of t	nparable sales ra mt and CS#3@\$i erior condition to b butory values for her neighborhood	\$ nge 6/sqi the s diffe ls with and si	80,360 from \$73,472 to mt. Market par ubject, thereforences. Due to th similar chara	o \$83, rticipal re sale lack concterist	254 ants does adj	ofter adju oes not r usted pr nparable out over o	sustmarecon	73,472 lents. Subjection of the subjection of th	ce in rence ect in	adjuste age. A adjuste nmediat	\$ ad in subjects indicated at \$20 te neighb	83,25 ect at ed at sales /sqft. Other orhood it's
data system, some sa adjustments consider necessary to use com	io/sqmt, CS#2@9 ales are in slightly red at respective on parable sales fro comparable sales	supposed some of the state of t	nparable sales ra mt and CS#3@\$i erior condition to b butory values for her neighborhood	\$ nge 6/sqi the s diffe ls with and si	80,360 from \$73,472 to mt. Market par ubject, thereforences. Due to th similar chara	o \$83, rticipal re sale lack concterist	254 ants does adj	ofter adju oes not r usted pr nparable out over o	sustmarecon	73,472 lents. Subjection of the subjection of th	ce in rence ect in	adjuste age. A adjuste nmediat	\$ ad in subjects indicated at \$20 te neighb	83,25 ect at ed at sales /sqft. Other orhood it's
data system, some sa adjustments consider necessary to use com	io/sqmt, CS#2@9 ales are in slightly red at respective on parable sales fro comparable sales	supposed some of the state of t	nparable sales ra mt and CS#3@\$i erior condition to b butory values for her neighborhood	\$ nge 6/sqi the s diffe ls with and si	80,360 from \$73,472 to mt. Market par ubject, thereforences. Due to th similar chara	o \$83, rticipal re sale lack concterist	254 ants does adj	ofter adju oes not r usted pr nparable out over o	sustmarecon	73,472 lents. Subjection of the subjection of th	ce in rence ect in	adjuste age. A adjuste nmediat	\$ ad in subjects indicated at \$20 te neighb	83,25 ect at ed at sales /sqft. Other orhood it's
data system, some sa adjustments consider necessary to use com	io/sqmt, CS#2@9 ales are in slightly red at respective on parable sales fro comparable sales	supposed some of the state of t	nparable sales ra mt and CS#3@\$i erior condition to b butory values for her neighborhood	\$ nge 6/sqi the s diffe ls with and si	80,360 from \$73,472 to mt. Market par ubject, thereforences. Due to th similar chara	o \$83, rticipal re sale lack concterist	254 ants does adj	ofter adju oes not r usted pr nparable out over o	sustmarecon	73,472 lents. Subjection of the subjection of th	ce in rence ect in	adjuste age. A adjuste nmediat	\$ ad in subjects indicated at \$20 te neighb	83,25 ect at ed at sales /sqft. Other orhood it's
data system, some sa adjustments consider necessary to use com	io/sqmt, CS#2@9 ales are in slightly red at respective on parable sales fro comparable sales	supposed some of the state of t	nparable sales ra mt and CS#3@\$i erior condition to b butory values for her neighborhood	\$ nge 6/sqi the s diffe ls with and si	80,360 from \$73,472 to mt. Market par ubject, thereforences. Due to th similar chara	o \$83, rticipal re sale lack concterist	254 ants does adj	ofter adju oes not r usted pr nparable out over o	sustmarecon	73,472 lents. Subjection of the subjection of th	ce in rence ect in	adjuste age. A adjuste nmediat	\$ ad in subjects indicated at \$20 te neighb	83,25 ect at ed at sales /sqft. Other orhood it's
data system, some sa adjustments consider necessary to use com	io/sqmt, CS#2@9 ales are in slightly red at respective on parable sales fro comparable sales	supposed some of the state of t	nparable sales ra mt and CS#3@\$i erior condition to b butory values for her neighborhood	\$ nge 6/sqi the s diffe ls with and si	80,360 from \$73,472 to mt. Market par ubject, thereforences. Due to th similar chara	o \$83, rticipal re sale lack concterist	254 ants does adj	ofter adju oes not r usted pr nparable out over o	sustmarecon	73,472 lents. Subjection of the subjection of th	ce in rence ect in	adjuste age. A adjuste nmediat	\$ ad in subjects indicated at \$20 te neighb	83,25 ect at ed at sales /sqft. Other orhood it's
data system, some sa adjustments consider necessary to use com	io/sqmt, CS#2@9 ales are in slightly red at respective on parable sales fro comparable sales	supposed some of the state of t	nparable sales ra mt and CS#3@\$i erior condition to b butory values for her neighborhood	\$ nge 6/sqi the s diffe ls with and si	80,360 from \$73,472 to mt. Market par ubject, thereforences. Due to th similar chara	o \$83, rticipal re sale lack concterist	254 ants does adj	ofter adju oes not r usted pr nparable out over o	sustmarecon	73,472 lents. Subjection of the subjection of th	ce in rence ect in	adjuste age. A adjuste nmediat	\$ ad in subjects indicated at \$20 te neighb	83,25 ect at ed at sales /sqft. Other orhood it's
data system, some sa adjustments consider necessary to use com	io/sqmt, CS#2@9 ales are in slightly red at respective on parable sales fro comparable sales	supposed some of the state of t	nparable sales ra mt and CS#3@\$i erior condition to b butory values for her neighborhood	\$ nge 6/sqi the s diffe ls with and si	80,360 from \$73,472 to mt. Market par ubject, thereforences. Due to th similar chara	o \$83, rticipal re sale lack concterist	254 ants does adj	ofter adju oes not r usted pr nparable out over o	sustmarecon	73,472 lents. Subject gnize differently. GLA differently. GLA differently mile distance	ce in rence ect in	adjuste age. A adjuste nmediat	\$ ad in subjects indicated at \$20 te neighb	83,25 ect at ed at sales /sqft. Other orhood it's
data system, some sa adjustments consider necessary to use com	io/sqmt, CS#2@9 ales are in slightly red at respective on parable sales fro comparable sales	supposed some of the state of t	nparable sales ra mt and CS#3@\$i erior condition to b butory values for her neighborhood	\$ nge 6/sqi the s diffe ls with and si	80,360 from \$73,472 to mt. Market par ubject, thereforences. Due to th similar chara	o \$83, rticipal re sale lack concterist	254 ants does adj	ofter adju oes not r usted pr nparable out over o	sustmarecon	73,472 lents. Subject gnize differently. GLA differently. GLA differently mile distance	ce in rence ect in	adjuste age. A adjuste nmediat	\$ ad in subjects indicated at \$20 te neighb	83,25 ect at ed at sales /sqft. Other orhood it's
data system, some sa adjustments consider necessary to use com	io/sqmt, CS#2@9 ales are in slightly red at respective on parable sales fro comparable sales	supposed some of the state of t	nparable sales ra mt and CS#3@\$i erior condition to b butory values for her neighborhood	\$ nge 6/sqi the s diffe ls with and si	80,360 from \$73,472 to mt. Market par ubject, thereforences. Due to th similar chara	o \$83, rticipal re sale lack concterist	254 ants does adj	ofter adju oes not r usted pr nparable out over o	sustmarecon	73,472 lents. Subject gnize differently. GLA differently. GLA differently mile distance	ce in rence ect in	adjuste age. A adjuste nmediat	\$ ad in subjects indicated at \$20 te neighb	83,25 ect at ed at sales /sqft. Other orhood it's

	ESIDENTIAL APPRAISAL REPURT			1110	No.: 2021112		
	COST APPROACH TO VALUE (if developed)  The Cost Approach was not developed.	pped for this appraisal.					
	Provide adequate information for replication of the following cost figures and calculations.						
	Support for the opinion of site value (summary of comparable land sales or other methods for est	timating site value):	Si	tes value w	as estimated fro	m analy	sis of
	vacant lot, the extraction technique of similar properties in the neighborhood or						
		similar neignbornoo	ou. Cost is	developed v	vitii local sourci	es and iv	iaisiiaii
	Swift Cost Handbook.						
_	ESTIMATED REPRODUCTION OR REPLACEMENT COST NEW	OPINION OF SITE VAL	.UE			=\$	15,360
<b>COST APPROACH</b>	Source of cost data: Local contractor builders and developers/M&S	DWELLING	1.155	Sq.Ft. @ \$	85.00	=\$	98,175
ΙŘ	Quality rating from cost service: Fair Effective date of cost data: 6/19	Porch		Sq.Ft. @ \$	25.00	=\$	2,125
Įğ	Comments on Cost Approach (gross living area calculations, depreciation, etc.):	Laundry		Sq.Ft. @ \$	12.00	=\$	1,956
ᆸ	The replacement cost new was estimated with the help of the Marshall	•		Sq.Ft. @ \$	5.00	=\$	5,330
ا∑ا		Utility	1,000		5.00	=\$	5,330
လျှ	Valuation Service Residential Cost Handbook (Section A, Spec-9) and local	_		Sq.Ft. @ \$			
ဗြ	costs provided by local contractors and developers. The physical depreciation	-				=\$	
	was based on the age/life method and by the observed conditions of the	Garage/Carport		Sq.Ft. @ \$	20.00	=\$	5,060
	subject improvements. For property dimensions and area calculations see	Total Estimate of Cost-	:-New			_ =\$	112,646
	sketch addenda. Physical depreciation: 15% (9/60 years).	Less Phys	sical F	unctional	External		
		Depreciation	16.897			=\$(	16,897)
		Depreciated Cost of Im				=\$	95,749
		"As-is" Value of Site				'	
		AS-15 Value of Site I	iiipioveilielik			=\$	5,000
		_				=\$	
						=\$	
	]	INDICATED VALUE BY		DACH		_ =\$	116,109
Ξ	INCOME APPROACH TO VALUE (if developed) The Income Approach was not dev	eloped for this appraisal.					
ᄗ	Estimated Monthly Market Rent \$ X Gross Rent Multiplier	= \$			Indicated Va	lue by Inco	ome Approach
INCOME APPROACH	L	me approach was c	oneidered	inannlicable			
PR	available to develop both an estimated monthly market rent or a G.R.M.	ille apploach was c	onsidered	паррпсавк	e, because mist	incient (	uata is
Αl	available to develop both an estimated monthly market rent of a G.K.IVI.						
ш							
l≳							
ပြ							
=							
	PROJECT INFORMATION FOR PUDs (if applicable)  The Subject is part of a Plar	ned Unit Development.					
	Legal Name of Project:						
	Describe common elements and recreational facilities:						
PUD							
딥							
	Indicated Value by: Sales Comparison Approach \$ 80,000 Cost Approach (ii	( describer of A					
	indicated value by: Sales companson Approach \$ 8() ()()() Cost Approach (ii	raevelopea) \$ 116.1	109	Income Appre	oach (if develope	d) \$	
	7 11 20,000 11 (	f developed) \$ 116,1	100	- ''		, .	nach is
	Final Reconciliation Income approach is not applicable; the subject's market is	mostly owner occup	oied. Data	to develop	a reliable incor	ne appro	
	7 11 20,000 11 (	mostly owner occup	oied. Data	to develop	a reliable incor	ne appro	
	Final Reconciliation Income approach is not applicable; the subject's market is	mostly owner occup	oied. Data	to develop	a reliable incor	ne appro	
Z	Final Reconciliation Income approach is not applicable; the subject's market is	mostly owner occup	oied. Data	to develop	a reliable incor	ne appro	
NOIL	Final Reconciliation Income approach is not applicable; the subject's market is not available. Sales comparison approach is the most reliable, because it ret	mostly owner occup flects the buyers bel	pied. Data havior for s	to develop similar prop	a reliable incor erties sold on t	ne appro	year.
IATION	Final Reconciliation Income approach is not applicable; the subject's market is not available. Sales comparison approach is the most reliable, because it retained.  This appraisal is made  "as is", subject to completion per plans and specific	mostly owner occup flects the buyers bel	pied. Data havior for s	to develop similar prop	a reliable incorerties sold on t	ne appro	year.
CILIATION	Final Reconciliation Income approach is not applicable; the subject's market is not available. Sales comparison approach is the most reliable, because it refund to available. Sales comparison approach is the most reliable, because it refund to available. This appraisal is made "as is", subject to completion per plans and specific completed, subject to the following repairs or alterations on the basis of a Hypotensian subject to the following repairs or alterations on the basis of a Hypotensian subject to the following repairs or alterations on the basis of a Hypotensian subject to the following repairs or alterations on the basis of a Hypotensian subject to the following repairs or alterations on the basis of a Hypotensian subject to the following repairs or alterations on the basis of a Hypotensian subject to the following repairs or alterations on the basis of a Hypotensian subject to the following repairs or alterations on the basis of a Hypotensian subject to the following repairs or alterations on the basis of a Hypotensian subject to the following repairs or alterations on the basis of a Hypotensian subject to the following repairs or alterations on the basis of a Hypotensian subject to the following repairs or alterations on the basis of a Hypotensian subject to the following repairs or alterations on the basis of a Hypotensian subject to the following repairs or alterations or alteration subject to the following repairs or alterations or the subject to the following repairs or alterations or the subject to the following repairs or alterations or the subject to the following repairs or alterations or the subject to the following repairs or alterations or the subject to the following repairs or alterations or the subject to the following repairs or alteration subject to the following repairs or alterations or the subject to the following repairs or alteration subject	mostly owner occup flects the buyers bel sations on the basis	oied. Data havior for so	to develop similar prop netical Condit or alterations	a reliable incorerties sold on t	ne appro	year.
NCILIATION	Final Reconciliation Income approach is not applicable; the subject's market is not available. Sales comparison approach is the most reliable, because it retained.  This appraisal is made  "as is", subject to completion per plans and specific	mostly owner occup flects the buyers bel sations on the basis	oied. Data havior for so	to develop similar prop netical Condit or alterations	a reliable incorerties sold on t	ne appro	year.
CONCILIATION	Final Reconciliation Income approach is not applicable; the subject's market is not available. Sales comparison approach is the most reliable, because it refund to available. Sales comparison approach is the most reliable, because it refund to available. This appraisal is made "as is", subject to completion per plans and specific completed, subject to the following repairs or alterations on the basis of a Hypotensian subject to the following repairs or alterations on the basis of a Hypotensian subject to the following repairs or alterations on the basis of a Hypotensian subject to the following repairs or alterations on the basis of a Hypotensian subject to the following repairs or alterations on the basis of a Hypotensian subject to the following repairs or alterations on the basis of a Hypotensian subject to the following repairs or alterations on the basis of a Hypotensian subject to the following repairs or alterations on the basis of a Hypotensian subject to the following repairs or alterations on the basis of a Hypotensian subject to the following repairs or alterations on the basis of a Hypotensian subject to the following repairs or alterations on the basis of a Hypotensian subject to the following repairs or alterations on the basis of a Hypotensian subject to the following repairs or alterations on the basis of a Hypotensian subject to the following repairs or alterations or alteration subject to the following repairs or alterations or the subject to the following repairs or alterations or the subject to the following repairs or alterations or the subject to the following repairs or alterations or the subject to the following repairs or alterations or the subject to the following repairs or alterations or the subject to the following repairs or alteration subject to the following repairs or alterations or the subject to the following repairs or alteration subject	mostly owner occup flects the buyers bel sations on the basis	oied. Data havior for so	to develop similar prop netical Condit or alterations	a reliable incorerties sold on t	ne appro	year.
RECONCILIATION	Final Reconciliation Income approach is not applicable; the subject's market is not available. Sales comparison approach is the most reliable, because it refund to available. Sales comparison approach is the most reliable, because it refund to available. This appraisal is made "as is", subject to completion per plans and specific completed, subject to the following repairs or alterations on the basis of a Hypotensian subject to the following repairs or alterations on the basis of a Hypotensian subject to the following repairs or alterations on the basis of a Hypotensian subject to the following repairs or alterations on the basis of a Hypotensian subject to the following repairs or alterations on the basis of a Hypotensian subject to the following repairs or alterations on the basis of a Hypotensian subject to the following repairs or alterations on the basis of a Hypotensian subject to the following repairs or alterations on the basis of a Hypotensian subject to the following repairs or alterations on the basis of a Hypotensian subject to the following repairs or alterations on the basis of a Hypotensian subject to the following repairs or alterations on the basis of a Hypotensian subject to the following repairs or alterations on the basis of a Hypotensian subject to the following repairs or alterations on the basis of a Hypotensian subject to the following repairs or alterations or alteration subject to the following repairs or alterations or the subject to the following repairs or alterations or the subject to the following repairs or alterations or the subject to the following repairs or alterations or the subject to the following repairs or alterations or the subject to the following repairs or alterations or the subject to the following repairs or alteration subject to the following repairs or alterations or the subject to the following repairs or alteration subject	mostly owner occup flects the buyers bel sations on the basis	oied. Data havior for so	to develop similar prop netical Condit or alterations	a reliable incorerties sold on t	ne appro	year.
RECONCILIATION	Final Reconciliation Income approach is not applicable; the subject's market is not available. Sales comparison approach is the most reliable, because it retained.  This appraisal is made   "'as is", subject to completion per plans and specific completed, subject to the following repairs or alterations on the basis of a Hypot the following required inspection based on the Extraordinary Assumption that the conditions in the condition in the condition is not applicable; the subject's market is not available. Sales comparison approach is not applicable; the subject's market is not available. Sales comparison approach is not applicable; the subject's market is not available. Sales comparison approach is not applicable; the subject's market is not available. Sales comparison approach is the most reliable, because it retains to the subject to completion per plans and specific completed, subject to the following repairs or alterations on the basis of a Hypot the following required inspection based on the Extraordinary Assumption that the conditions is not available.	mostly owner occup flects the buyers bel sations on the basis thetical Condition that ion or deficiency does	of a Hypoti the repairs	to develop similar prop netical Condit or alterations alteration or	a reliable incor erties sold on t on that the imp have been comp repair:	ne appro	year.
RECONCILIATION	Final Reconciliation Income approach is not applicable; the subject's market is not available. Sales comparison approach is the most reliable, because it retained.  This appraisal is made   "'as is", subject to completion per plans and specific completed, subject to the following repairs or alterations on the basis of a Hypothe following required inspection based on the Extraordinary Assumption that the condition.  This report is also subject to other Hypothetical Conditions and/or Extraordinary As	mostly owner occup flects the buyers bel cations on the basis thetical Condition that ion or deficiency does	of a Hypott the repairs of require	to develop similar prop netical Condit or alterations alteration or	a reliable incorerties sold on to that the imphave been comprepair:	me appro he past y	s have been subject to
RECONCILIATION	Final Reconciliation Income approach is not applicable; the subject's market is not available. Sales comparison approach is the most reliable, because it returned in the subject is made it returned. It is is appraisal is made if it is is appraisal is made if it is is appraisal is made if it is subject to the following repairs or alterations on the basis of a Hypothetical conditions and approach is the subject in the subject in the subject is also subject to other Hypothetical Conditions and/or Extraordinary Assumption that the conditions and the degree of inspection of the subject property, as indicated below	mostly owner occup flects the buyers bel cations on the basis thetical Condition that ion or deficiency does sumptions as specified u, defined Scope of	of a Hypoth the repairs of require	to develop similar prop netical Condit or alterations alteration or ached addend ement of A	a reliable incorerties sold on to that the imphave been comprepair:  a. ssumptions and	me appropriate past y	s have been subject to
RECONCILIATION	Final Reconciliation Income approach is not applicable; the subject's market is not available. Sales comparison approach is the most reliable, because it refund to available. Sales comparison approach is the most reliable, because it refund to available. Sales comparison approach is the most reliable, because it refund to available. Sales comparison approach is the most reliable, because it refund to available. Sales comparison approach is the most reliable, because it refund to available. This appraisal is made  "'as is", subject to completion per plans and specific completed, subject to the following repairs or alterations on the basis of a Hypothetical Conditions and/or Extraordinary Assumption that the conditional appraisal is also subject to other Hypothetical Conditions and/or Extraordinary Assumption that the conditional appraisal is made  "'as is", subject to completion per plans and specific completed, subject to the following repairs or alterations on the basis of a Hypothetical Conditions and/or Extraordinary Assumption that the conditional appraisal is made  "'as is", subject to completion per plans and specific completed, subject to the following repairs or alterations on the basis of a Hypothetical Conditions and/or Extraordinary Assumption that the conditional appraisal is made  "'as is", subject to completion per plans and specific completed, subject to the following repairs or alterations on the basis of a Hypothetical Conditions and/or Extraordinary Assumption that the conditional approach is also subject to other Hypothetical Conditions and/or Extraordinary Assumption that the conditional approach is a subject to other Hypothetical Conditions and/or Extraordinary Assumption that the conditional approach is a subject to other Hypothetical Conditions and or extraordinary Assumption that the conditional approach is a subject to other Hypothetical Conditions and or extraordinary Assumption that the conditional approach is a subject to other Hypothetical Conditions and or extraordinary Assumption	mostly owner occup flects the buyers bel  ations on the basis thetical Condition that ion or deficiency does  sumptions as specified u, defined Scope of pecified value type), ptember 1, 2021	of a Hypoti the repairs a not require	to develop similar prop netical Condit or alterations alteration or ached addend ement of A herein, of t , which is	a reliable incorerties sold on to that the imphave been comprepair:  a. ssumptions and the real property the effective da	me appropriate past y	s have been subject to  Conditions, the subject is appraisal.
RECONCILIATION	Final Reconciliation Income approach is not applicable; the subject's market is not available. Sales comparison approach is the most reliable, because it retained.  This appraisal is made   "'as is", subject to completion per plans and specific completed, subject to the following repairs or alterations on the basis of a Hypothetical following required inspection based on the Extraordinary Assumption that the conditions and/or extraordinary Assumption that the conditions and the degree of inspection of the subject property, as indicated below and Appraiser's Certifications, my (our) Opinion of the Market Value (or other specific conditions).	mostly owner occup flects the buyers bel  ations on the basis thetical Condition that ion or deficiency does  sumptions as specified u, defined Scope of pecified value type), ptember 1, 2021	of a Hypoti the repairs a not require	to develop similar prop netical Condit or alterations alteration or ached addend ement of A herein, of t , which is	a reliable incorerties sold on to that the imphave been comprepair:  a. ssumptions and the real property the effective da	me appropriate past y	s have been subject to  Conditions, the subject is appraisal.
	Final Reconciliation Income approach is not applicable; the subject's market is not available. Sales comparison approach is the most reliable, because it retained approach is the most reliable, because it retained approach is the most reliable, because it retained appraisal is made  it is not available. Sales comparison approach is the most reliable, because it retained appraisal is made  it is subject to completion per plans and specific completed, subject to the following repairs or alterations on the basis of a Hypothetic following required inspection based on the Extraordinary Assumption that the conditions and/or Extraordinary Assumption that the conditions and Appraiser's Certifications, my (our) Opinion of the Market Value (or other spot this report is: \$ 80,000 , as of: Se If indicated above, this Opinion of Value is subject to Hypothetical Conditions and	mostly owner occup flects the buyers bel fations on the basis thetical Condition that ion or deficiency does sumptions as specified y, defined Scope of pecified value type), ptember 1, 2021 d/or Extraordinary A	of a Hypoth the repairs of not require d in the atta work, Stat as defined	to develop similar prop netical Condit or alterations alteration or ached addend ement of A herein, of t , which is included in	a reliable incorerties sold on to that the imphave been comprepair:  a. ssumptions and the real property the effective daths report. S	ne approhe past y  rovements  leted,  Limiting y that is ate of thie	c have been subject to Conditions, the subject is appraisal.
	Final Reconciliation Income approach is not applicable; the subject's market is not available. Sales comparison approach is the most reliable, because it refunct available. Sales comparison approach is the most reliable, because it refunct available. Sales comparison approach is the most reliable, because it refunct available. Sales comparison approach is the most reliable, because it refunct available. This appraisal is made    "as is", subject to completion per plans and specific completed, subject to the following repairs or alterations on the basis of a Hypothete following required inspection based on the Extraordinary Assumption that the conditions and Appraiser's Certifications, my (our) Opinion of the Market Value (or other sport this report is: \$ 80,000    , as of: See If indicated above, this Opinion of Value is subject to Hypothetical Conditions and A true and complete copy of this report contains 19 pages, including exhibits with	mostly owner occup flects the buyers bel  ations on the basis thetical Condition that tion or deficiency does  sumptions as specified t, defined Scope of pecified value type), ptember 1, 2021 td/or Extraordinary Action ich are considered an	of a Hypoth the repairs of not require d in the atta work, Stat as defined	to develop similar prop netical Condit or alterations alteration or ached addend ement of A herein, of t , which is included in	a reliable incorerties sold on to that the imphave been comprepair:  a. ssumptions and the real property the effective daths report. S	ne approhe past y  rovements  leted,  Limiting y that is ate of thie	c have been subject to Conditions, the subject is appraisal.
	Final Reconciliation Income approach is not applicable; the subject's market is not available. Sales comparison approach is the most reliable, because it reference to the following repairs or alterations on the basis of a Hypothetical Conditions and/or Extraordinary Assumption that the conditions and Appraiser's Certifications, my (our) Opinion of the Market Value (or other set of this report is:  A true and complete copy of this report contains 19 pages, including exhibits with properly understood without reference to the information contained in the complete regime.	mostly owner occup flects the buyers bel  ations on the basis thetical Condition that tion or deficiency does  sumptions as specified t, defined Scope of pecified value type), ptember 1, 2021 td/or Extraordinary Action ich are considered an	of a Hypoth the repairs of not require d in the atta work, Stat as defined	to develop similar prop netical Condit or alterations alteration or ached addend ement of A herein, of t , which is included in	a reliable incorerties sold on to that the imphave been comprepair:  a. ssumptions and the real property the effective daths report. S	ne approhe past y  rovements  leted,  Limiting y that is ate of thie	c have been subject to Conditions, the subject is appraisal.
	Final Reconciliation Income approach is not applicable; the subject's market is not available. Sales comparison approach is the most reliable, because it reference to the following repairs or alterations on the basis of a Hypothetical Conditions and/or Extraordinary Assumption that the conditions and Appraiser's Certifications, my (our) Opinion of the Market Value (or other subject to Hypothetical Conditions and Appraiser's Certifications, my (our) Opinion of the Market Value (or other subject property). See If indicated above, this Opinion of Value is subject to Hypothetical Conditions and A true and complete copy of this report contains 19 pages, including exhibits which properly understood without reference to the information contained in the complete report Attached Exhibits:	mostly owner occup flects the buyers bel sations on the basis of thetical Condition that of the condition that	of a Hypoth the repairs not require Work, Stat as defined	to develop similar proper similar pr	a reliable incorerties sold on to that the imphave been comprepair:  a. ssumptions and the real property the effective dathis report. Soort. This appraisa	ne approhe past y  provements provements pleted,  Limiting y that is atte of thi ee attach al report	c have been subject to  Conditions, the subject is appraisal. ed addenda.
	Final Reconciliation Income approach is not applicable; the subject's market is not available. Sales comparison approach is the most reliable, because it refund available. Sales comparison approach is the most reliable, because it refund to available. Sales comparison approach is the most reliable, because it refund to available. Sales comparison approach is the most reliable, because it refund to available. Sales comparison approach is the most reliable, because it refund to available. This appraisal is made    "as is", subject to completion per plans and specific completed, subject to the following repairs or alterations on the basis of a Hypothetical Conditions and/or extraordinary as a Hypothetical Conditions and and praiser's Certifications, my (our) Opinion of the Market Value (or other sport this report is: \$ 80,000	mostly owner occup flects the buyers bel  ations on the basis thetical Condition that in ion or deficiency does  sumptions as specified v, defined Scope of pecified value type), ptember 1, 2021 d/or Extraordinary Anich are considered an oort.	of a Hypott the repairs of not require work, State as defined assumptions of integral parts.	to develop similar proper similar proper similar proper similar proper similar proper similar proper similar s	a reliable incorerties sold on to that the imphave been comprepair:  a. ssumptions and the real property the effective daths report. Sort. This appraisa	me approhe past y he past	c have been subject to  Conditions, the subject is appraisal. ed addenda.
	Final Reconciliation Income approach is not applicable; the subject's market is not available. Sales comparison approach is the most reliable, because it reference to the following repairs or alterations on the basis of a Hypothetical Conditions and/or Extraordinary Assumption that the conditions and Appraiser's Certifications, my (our) Opinion of the Market Value (or other sylong this report is:  **Report**   **Solution**   **Solution**	mostly owner occup flects the buyers bel  ations on the basis thetical Condition that in ion or deficiency does  sumptions as specified v, defined Scope of pecified value type), ptember 1, 2021 d/or Extraordinary Anich are considered an oort.	of a Hypoth the repairs not require Work, Stat as defined	to develop similar proper similar proper similar proper similar proper similar proper similar proper similar s	a reliable incorerties sold on to that the imphave been comprepair:  a. ssumptions and the real property the effective daths report. Sort. This appraisa	me approhe past y he past	c have been subject to  Conditions, the subject is appraisal. ed addenda.
ATTACHIMENTS   RECONCILIATION	Final Reconciliation Income approach is not applicable; the subject's market is not available. Sales comparison approach is the most reliable, because it reference to the following repairs or alterations on the basis of a Hypot the following required inspection based on the Extraordinary Assumption that the conditions and Appraiser's Certifications, my (our) Opinion of the Market Value (or other subject property, as indicated below and Appraiser's Certifications, my (our) Opinion of the Market Value (or other subject property), as of:  Self indicated above, this Opinion of Value is subject to Hypothetical Conditions and A true and complete copy of this report contains 19 pages, including exhibits where the property understood without reference to the information contained in the complete report extraordinary Assumptions  Limiting Cond./Certifications  Narrative Ad  Map Addenda  Hypothetical Conditions  Extraordinary Assumptions	mostly owner occup flects the buyers bel  cations on the basis thetical Condition that fion or deficiency does  sumptions as specified y, defined Scope of pecified value type), ptember 1, 2021 d/or Extraordinary Action ich are considered an cort.  dendum dum	of a Hypott the repairs of not require work, State as defined assumptions of integral parts.	to develop similar proper similar proper similar proper similar proper similar proper similar proper similar s	a reliable incorerties sold on to that the imphave been comprepair:  a. ssumptions and the real property the effective daths report. Sort. This appraisa	me approhe past y he past	c have been subject to  Conditions, the subject is appraisal. ed addenda.
	Final Reconciliation Income approach is not applicable; the subject's market is not available. Sales comparison approach is the most reliable, because it reference to the information contained in the complete representations.  This appraisal is made I "as is", subject to completion per plans and specific completed, subject to the following repairs or alterations on the basis of a Hypot the following required inspection based on the Extraordinary Assumption that the conditions and/or Extraordinary Assumption that the conditions and Appraiser's Certifications, my (our) Opinion of the Market Value (or other sport this report is:  80,000 , as of: See If indicated above, this Opinion of Value is subject to Hypothetical Conditions and A true and complete copy of this report contains 19 pages, including exhibits with properly understood without reference to the information contained in the complete report exhibits:  Scope of Work Limiting Cond./Certifications Narrative Ad Additional Sales Cost Addence Hypothetical Conditions Extraordinary Assumptions  Client Contact: Client	mostly owner occup flects the buyers bel  cations on the basis thetical Condition that ion or deficiency does  sumptions as specified i, defined Scope of pecified value type), ptember 1, 2021 id/or Extraordinary As inich are considered an bort.  dendum dum	of a Hypott the repairs of not require work, State as defined assumptions of integral parts.	to develop similar proper similar proper similar proper similar proper similar proper similar alteration or alteration or alteration of alteration of the reputation of the re	a reliable incorerties sold on to that the imphave been comprepair:  a. ssumptions and the real property the effective daths report. Sort. This appraisa	me approhe past y he past	c have been subject to  Conditions, the subject is appraisal. ed addenda.
	Final Reconciliation Income approach is not applicable; the subject's market is not available. Sales comparison approach is the most reliable, because it reference to the information contained in the complete reference to the information contained in the complete reference to the information sales    This report is also subject to other Hypothetical Conditions and/or Extraordinary Assumption that the conditions and Appraiser's Certifications, my (our) Opinion of the Market Value (or other soft indicated above, this Opinion of Value is subject to Hypothetical Conditions and A true and complete copy of this report contains 19 pages, including exhibits where property understood without reference to the information contained in the complete reference to the information conta	mostly owner occup flects the buyers bel  cations on the basis thetical Condition that ion or deficiency does  sumptions as specified i, defined Scope of pecified value type), ptember 1, 2021 id/or Extraordinary As inich are considered an bort.  dendum dum	of a Hypoti the repairs not require  d in the atta  Work, Stat as defined  ssumptions n integral pa  Photograph Flood Adde	to develop similar proper similar proper similar proper similar proper similar proper similar alteration or alteration or alteration of alteration of the reputation of the re	a reliable incorerties sold on to that the imphave been comprepair:  a. ssumptions and the real property the effective daths report. Sort. This appraisa	me approhe past y he past	c have been subject to  Conditions, the subject is appraisal. ed addenda.
	Final Reconciliation Income approach is not applicable; the subject's market is not available. Sales comparison approach is the most reliable, because it reference to the information contained in the complete reference to the information contained in the complete reference in the conditions and condition	mostly owner occup flects the buyers bel  rations on the basis thetical Condition that the side of the condition or deficiency does  sumptions as specified to the condition of	of a Hypoti the repairs not require  d in the atta Work, Stat as defined assumptions n integral pa Photograph Flood Adde	to develop similar prop netical Condit or alterations alteration or ached addend ement of A. herein, of t , which is included in rt of the rep Addenda ndum	a reliable incorerties sold on terties a.  a.  a.  assumptions and the real property the effective dathis report. Solort. This appraisance is sketce in Manual in the sold of the second sold of the secon	me approhe past y he past	c have been subject to  Conditions, the subject is appraisal. ed addenda.  may not be
	Final Reconciliation Income approach is not applicable; the subject's market is not available. Sales comparison approach is the most reliable, because it reference to the following repairs or alterations on the basis of a Hypot the following required inspection based on the Extraordinary Assumption that the conditional Sales  This report is also subject to other Hypothetical Conditions and/or Extraordinary As Based on the degree of inspection of the subject property, as indicated below and Appraiser's Certifications, my (our) Opinion of the Market Value (or other soft this report is: \$80,000 , as of: See If indicated above, this Opinion of Value is subject to Hypothetical Conditions and A true and complete copy of this report contains 19 pages, including exhibits where property understood without reference to the information contained in the complete regardance of the subject property and complete copy of this report contains 19 pages, including exhibits where the property understood without reference to the information contained in the complete regardance of the subject to Hypothetical Conditions Interval and Additional Sales Interval and Inte	mostly owner occup flects the buyers bel  rations on the basis of the the buyers bel  rations on the basis of the the buyers bel  rations on the basis of the the basis	of a Hypoti the repairs not require  d in the atta Work, Stat as defined assumptions n integral pa  Photograph Flood Adde	to develop similar propulation alteration or alteration or alteration of the condition of t	a reliable incorerties sold on terties a.  a.  a.  assumptions and the real property the effective dathis report. Solort. This appraisance is sketce in Manual in the sold of the second sold of the secon	me approhe past y he past	c have been subject to  Conditions, the subject is appraisal. ed addenda.  may not be
	Final Reconciliation Income approach is not applicable; the subject's market is not available. Sales comparison approach is the most reliable, because it reference to the following repairs or alterations on the basis of a Hypot the following required inspection based on the Extraordinary Assumption that the conditional Sales  This report is also subject to other Hypothetical Conditions and/or Extraordinary As Based on the degree of inspection of the subject property, as indicated below and Appraiser's Certifications, my (our) Opinion of the Market Value (or other soft this report is: \$80,000 , as of: See If indicated above, this Opinion of Value is subject to Hypothetical Conditions and A true and complete copy of this report contains 19 pages, including exhibits where property understood without reference to the information contained in the complete regardance of the subject property and complete copy of this report contains 19 pages, including exhibits where the property understood without reference to the information contained in the complete regardance of the subject to Hypothetical Conditions Interval and Additional Sales Interval and Inte	mostly owner occup flects the buyers bel  rations on the basis thetical Condition that the side of the condition or deficiency does  sumptions as specified to the condition of	of a Hypoti the repairs not require  d in the atta Work, Stat as defined assumptions n integral pa  Photograph Flood Adde	to develop similar propulation alteration or alteration or alteration of the condition of t	a reliable incorerties sold on terties a.  a.  a.  assumptions and the real property the effective dathis report. Solort. This appraisance is sketce in Manual in the sold of the second sold of the secon	me approhe past y he past	c have been subject to  Conditions, the subject is appraisal. ed addenda.  may not be
	Final Reconciliation Income approach is not applicable; the subject's market is not available. Sales comparison approach is the most reliable, because it reference to the following repairs or alterations on the basis of a Hypot the following required inspection based on the Extraordinary Assumption that the conditional Sales  This report is also subject to other Hypothetical Conditions and/or Extraordinary As Based on the degree of inspection of the subject property, as indicated below and Appraiser's Certifications, my (our) Opinion of the Market Value (or other soft this report is: \$80,000 , as of: See If indicated above, this Opinion of Value is subject to Hypothetical Conditions and A true and complete copy of this report contains 19 pages, including exhibits where property understood without reference to the information contained in the complete regardance of the subject property and complete copy of this report contains 19 pages, including exhibits where the property understood without reference to the information contained in the complete regardance of the subject to Hypothetical Conditions Interval and Additional Sales Interval and Inte	mostly owner occup flects the buyers bel  rations on the basis of the the buyers bel  rations on the basis of the the buyers bel  rations on the basis of the the basis	of a Hypoti the repairs not require  d in the atta Work, Stat as defined assumptions n integral pa  Photograph Flood Adde	to develop similar propulation alteration or alteration or alteration of the condition of t	a reliable incorerties sold on terties a.  a.  a.  assumptions and the real property the effective dathis report. Solort. This appraisance is sketce in Manual in the sold of the second sold of the secon	me approhe past y he past	c have been subject to  Conditions, the subject is appraisal. ed addenda.  may not be
ATTACHMENTS	Final Reconciliation Income approach is not applicable; the subject's market is not available. Sales comparison approach is the most reliable, because it reference to the following repairs or alterations on the basis of a Hypot the following required inspection based on the Extraordinary Assumption that the conditional Sales  This report is also subject to other Hypothetical Conditions and/or Extraordinary As Based on the degree of inspection of the subject property, as indicated below and Appraiser's Certifications, my (our) Opinion of the Market Value (or other soft this report is: \$80,000 , as of: See If indicated above, this Opinion of Value is subject to Hypothetical Conditions and A true and complete copy of this report contains 19 pages, including exhibits where property understood without reference to the information contained in the complete regardance of the subject property and complete copy of this report contains 19 pages, including exhibits where the property understood without reference to the information contained in the complete regardance of the subject to Hypothetical Conditions Interval and Additional Sales Interval and Inte	mostly owner occup flects the buyers bel  rations on the basis of the the buyers bel  rations on the basis of the the buyers bel  rations on the basis of the the basis	of a Hypoti the repairs not require  d in the atta Work, Stat as defined assumptions n integral pa  Photograph Flood Adde	to develop similar propulation alteration or alteration or alteration of the condition of t	a reliable incorerties sold on terties a.  a.  a.  assumptions and the real property the effective dathis report. Solort. This appraisance is sketce in Manual in the sold of the second sold of the secon	me approhe past y he past	c have been subject to  Conditions, the subject is appraisal. ed addenda.  may not be
ATTACHMENTS	Final Reconciliation Income approach is not applicable; the subject's market is not available. Sales comparison approach is the most reliable, because it reference to the following repairs or alterations on the basis of a Hypot the following required inspection based on the Extraordinary Assumption that the conditional Sales  This report is also subject to other Hypothetical Conditions and/or Extraordinary As Based on the degree of inspection of the subject property, as indicated below and Appraiser's Certifications, my (our) Opinion of the Market Value (or other soft this report is: \$80,000 , as of: See If indicated above, this Opinion of Value is subject to Hypothetical Conditions and A true and complete copy of this report contains 19 pages, including exhibits where property understood without reference to the information contained in the complete regardance of the subject property and complete copy of this report contains 19 pages, including exhibits where the property understood without reference to the information contained in the complete regardance of the subject to Hypothetical Conditions Interval and Additional Sales Interval and Inte	mostly owner occup flects the buyers bel  rations on the basis of the the buyers bel  rations on the basis of the the buyers bel  rations on the basis of the the basis	of a Hypoti the repairs not require  d in the atta Work, Stat as defined assumptions n integral pa  Photograph Flood Adde	to develop similar propulation alteration or alteration or alteration of the condition of t	a reliable incorerties sold on terties a.  a.  a.  assumptions and the real property the effective dathis report. Solort. This appraisance is sketce in Manual in the sold of the second sold of the secon	me approhe past y he past	c have been subject to  Conditions, the subject is appraisal. ed addenda.  may not be
ATTACHMENTS	Final Reconciliation Income approach is not applicable; the subject's market is not available. Sales comparison approach is the most reliable, because it reference to the following repairs or alterations on the basis of a Hypothetical Conditions and/or Extraordinary Assumption that the conditions and Appraiser's Certifications, my (our) Opinion of the Market Value (or other soft indicated above, this Opinion of Value is subject to Hypothetical Conditions and A true and complete copy of this report contains 19 pages, including exhibits who properly understood without reference to the information contained in the complete reparation of the Subject Conditions and Additional Sales Cost Addence Hypothetical Conditions Extraordinary Assumptions  Client Contact: Cost Addence Cost Address: Cost Address: Client Contact: Collent Coll	mostly owner occup flects the buyers bel  cations on the basis of the condition that is shetical Condition that is in or deficiency does  sumptions as specified in defined Scope of pecified value type), ptember 1, 2021 inch are considered and ont.  dendum  Mame: Nelson V Las Marias, PR  SUPERVISORY AF or CO-APPRAISEF	of a Hypoti the repairs not require  d in the atta Work, Stat as defined assumptions n integral pa  Photograph Flood Adde	to develop similar propulation alteration or alteration or alteration of the condition of t	a reliable incorerties sold on terties a.  a.  a.  assumptions and the real property the effective dathis report. Solort. This appraisance is sketce in Manual in the sold of the second sold of the secon	me approhe past y he past	c have been subject to  Conditions, the subject is appraisal. ed addenda.  may not be
ATTACHMENTS	Final Reconciliation Income approach is not applicable; the subject's market is not available. Sales comparison approach is the most reliable, because it retains appraised is made Income approach is the most reliable, because it retains appraised is made Income approach is the most reliable, because it retains appraised is made Income approach is the most reliable, because it retains appraised in subject to the following repairs or alterations on the basis of a Hypothetical Conditions and/or Extraordinary Assumption that the conditions and Appraiser's Certifications, my (our) Opinion of the Market Value (or other soft indicated above, this Opinion of Value is subject to Hypothetical Conditions and A true and complete copy of this report contains 19 pages, including exhibits who properly understood without reference to the information contained in the complete repart of the Market Value (or other soft indicated Exhibits:  **Scope of Work** **Map Addenda** **Map Addenda** **Hypothetical Conditions** **Extraordinary Assumptions** **Client Contact:* **E-Mail:* **Address:** Inclient Conditions**  *	mostly owner occup flects the buyers bel  rations on the basis of the tical Condition that is in or deficiency does  sumptions as specified in defined Scope of pecified value type), ptember 1, 2021 id/or Extraordinary As inch are considered an oort.  dendum  Name: Nelson V  as Marias, PR  SUPERVISORY AF  or CO-APPRAISEF	of a Hypoti the repairs not require  d in the atta Work, Stat as defined assumptions n integral pa  Photograph Flood Adde	to develop similar propulation alteration or alteration or alteration of the condition of t	a reliable incorerties sold on terties a.  a.  a.  assumptions and the real property the effective dathis report. Solort. This appraisance is sketce in Manual in the sold of the second sold of the secon	me approhe past y he past	c have been subject to  Conditions, the subject is appraisal. ed addenda.  may not be
ATTACHMENTS	Final Reconciliation Income approach is not applicable; the subject's market is not available. Sales comparison approach is the most reliable, because it reference to the following required inspection based on the Extraordinary Assumption that the conditional property is also subject to other Hypothetical Conditions and/or Extraordinary Assumption that the conditional property is also subject to other Hypothetical Conditions and/or Extraordinary Assumption that the conditional property is also subject to other Hypothetical Conditions and/or Extraordinary Assumption of the Market Value (or other synthetical Conditions, my (our) Opinion of the Market Value (or other synthetical Conditions, my (our) Opinion of the Market Value (or other synthetical Conditions, my (our) Opinion of the Market Value (or other synthetical Conditions, my (our) Opinion of the Market Value (or other synthetical Conditions, my (our) Opinion of the Market Value (or other synthetical Conditions and A true and complete copy of this report contains 19 pages, including exhibits with property understood without reference to the information contained in the complete regarded Exhibits:  **Scope of Work**  **Map Addenda**  **Map Addenda**  **Hypothetical Conditions**  **Extraordinary Assumptions**  **Client Contact:*  **Extraordinary Assumptions**  **Address:*  **Address:*  **Address:*  **Appraiser Name:**  **Viviana M. Gaudier Diez**	mostly owner occup flects the buyers bel  rations on the basis of the tical Condition that it ion or deficiency does  sumptions as specified ion or deficiency does  sumption as specified ion or deficiency does  sumption as specified ion or deficiency does  sum	of a Hypoti the repairs not require  d in the atta Work, Stat as defined assumptions n integral pa  Photograph Flood Adde	to develop similar propulation alteration or alteration or alteration of the condition of t	a reliable incorerties sold on terties a.  a.  a.  assumptions and the real property the effective dathis report. Solort. This appraisance is sketce in Manual in the sold of the second sold of the secon	me approhe past y he past	c have been subject to  Conditions, the subject is appraisal. ed addenda.  may not be
ATTACHMENTS	Final Reconciliation  Income approach is not applicable; the subject's market is not available. Sales comparison approach is the most reliable, because it reference to the following repairs or alterations on the basis of a Hypot the following required inspection based on the Extraordinary Assumption that the conditions and/or extraordinary Assumption of the subject property, as indicated below and Appraiser's Certifications, my (our) Opinion of the Market Value (or other syof this report is: \$ 80,000 , as of: Se if indicated above, this Opinion of Value is subject to Hypothetical Conditions and A true and complete copy of this report contains 19 pages, including exhibits who properly understood without reference to the information contained in the complete report of the Hypothetical Conditions in the complete report contains.  **Scope of Work**  **Map Addenda**  **Hypothetical Conditions**  **Extraordinary Assumptions**  **Client Contact: Cost Addenda**  **Hypothetical Conditions**  **Extraordinary Assumptions**  **Client Contact: Cost Addenda**  **Address: Indicated Additional Sales**  **Appraiser Name: Viviana M. Gaudier Diez**  **Company: Real Estate Appraiser**	mostly owner occup flects the buyers bel  cations on the basis of the condition that is shetical Condition that is in or deficiency does  sumptions as specified in defined Scope of pecified value type), ptember 1, 2021 id/or Extraordinary As inich are considered and cort.  dendum  Name: Nelson V  Las Marias, PR  SUPERVISORY AF or CO-APPRAISEF  Supervisory or Co-Appraiser Name: Company:	of a Hypoti the repairs not require  d in the atta Work, Stat as defined assumptions n integral pa  Photograph Flood Adde	to develop similar properties alteration or alteration or alteration or alteration of the reput	a reliable incorerties sold on terties a.  a.  assumptions and the real property the effective dathis report. Solort. This appraisation.  Sketc.  Manu  d)	me approhe past y he past	c have been subject to  Conditions, the subject is appraisal. ed addenda.  may not be
ATTACHMENTS	Final Reconciliation Income approach is not applicable; the subject's market is not available. Sales comparison approach is the most reliable, because it reference to the following repairs or alterations on the basis of a Hypothetical Conditions and/or extraordinary Assumption that the conditional Sales on the degree of inspection of the subject property, as indicated below and Appraiser's Certifications, my (our) Opinion of the Market Value (or other soft this report is: \$ 80,000 , as of: Se if indicated above, this Opinion of Value is subject to Hypothetical Conditions and Attached Exhibits:  **X** Scope of Work**  **X** Map Addenda**  Hypothetical Conditions**  **Extraordinary Assumptions**  **Address:* Initial Cond./Certifications**  **Address:* Initial Condact:  E-Mail:  **Address:* Initial Condact:  **E-Mail:* Address:*	mostly owner occup flects the buyers bel  cations on the basis of the tical Condition that is in or deficiency does  sumptions as specified in the specified value type), ptember 1, 2021 inch are considered and ort.  dendum  Name: Nelson V. Las Marias, PR  SUPERVISORY AF or CO-APPRAISEF  Supervisory or Co-Appraiser Name: Company: Phone:	of a Hypoti the repairs not require  d in the atta Work, Stat as defined assumptions n integral pa  Photograph Flood Adde	to develop similar properties alteration or alteration or alteration or alteration of the reput	a reliable incorerties sold on terties a.  a.  a.  assumptions and the real property the effective dathis report. Solort. This appraisance is sketce in Manual in the sold of the second sold of the secon	me approhe past y he past y he past y hrovements provements pleted,  Limiting y that is ate of thi hee attach al report	c have been subject to  Conditions, the subject is appraisal. ed addenda.  may not be
ATTACHMENTS	Final Reconciliation Income approach is not applicable; the subject's market is not available. Sales comparison approach is the most reliable, because it reference to the following repairs or alterations on the basis of a Hypothetical Conditions and/or Extraordinary Assumption that the conditions and Appraiser's Certifications, my (our) Opinion of the Market Value (or other sof this report is: \$ 80,000 , as of: Se if indicated above, this Opinion of Value is subject to Hypothetical Conditions and Additional Sales   Limiting Cond./Certifications   Narrative Ad    Appraiser Name: Viviana M. Gaudier Diez   Company: Real Estate Appraiser    Appraiser (939) 642-1960   Fax:    E-Mail: vivianagaudier@hotmail.com	mostly owner occup flects the buyers bel  ations on the basis thetical Condition that for or deficiency does  sumptions as specified w, defined Scope of pecified value type), ptember 1, 2021 d/or Extraordinary And the considered and the considered and the cont.  dendum  Name: Nelson V Las Marias, PR  SUPERVISORY AF or CO-APPRAISEF  Supervisory or Co-Appraiser Name: Company: Phone: E-Mail:	of a Hypott the repairs of not require doin the atta work, Stata as defined assumptions or integral part of the property of th	to develop similar properties alteration or alteration or alteration or alteration of the reput	a reliable incorerties sold on terties a.  a.  assumptions and the real property the effective dathis report. Solort. This appraisance of the solution of the	me approhe past y he past y he past y hrovements provements pleted,  Limiting y that is ate of thi hee attach al report	c have been subject to  Conditions, the subject is appraisal. ed addenda.  may not be
	Final Reconciliation	mostly owner occup flects the buyers bel  ations on the basis thetical Condition that is ion or deficiency does  sumptions as specified y, defined Scope of pecified value type), ptember 1, 2021 d/or Extraordinary Ar nich are considered an oort.  dendum  Name: Nelson V Las Marias, PR  SUPERVISORY AF or CO-APPRAISEF  Supervisory or Co-Appraiser Name: Company: Phone: E-Mail: Date of Report (Signature	of a Hypott the repairs of not require doin the atta work, Stata as defined assumptions on integral part of the repairs of the	to develop similar properties alteration or alteration or alteration or alteration of the reput	a reliable incorerties sold on terties a.  a.  assumptions and the real property the effective dathis report. Solort. This appraisance of the solution of the	me approhe past y rovements provements pleted,  Limiting y that is ate of thi ee attach al report  h Addendu f. House A	c have been subject to Conditions, the subject is appraisal. Led addenda. The may not be conditions and the conditions and the conditions are conditions.
ATTACHMENTS	Final Reconciliation Income approach is not applicable; the subject's market is not available. Sales comparison approach is the most reliable, because it reference to the following repairs or alterations on the basis of a Hypot the following required inspection based on the Extraordinary Assumption that the conditional Appraiser's Certifications, my (our) Opinion of the Market Value (or other soft in report is: \$ 80,000 , as of: Set if indicated above, this Opinion of Value is subject to Hypothetical Conditions and Appraiser's Certifications, my (our) Opinion of the Market Value (or other soft in report is: \$ 80,000 , as of: Set if indicated above, this Opinion of Value is subject to Hypothetical Conditions with properly understood without reference to the information contained in the complete report in the complete report is: \$ Limiting Cond./Certifications   Narrative Additional Sales   Cost Addenda   Additional Sales   Cost Addenda   Additional Sales   Cost Addenda   Additional Sales   Cost Addenda   Address:   APPRAISER   Appraiser Name: Viviana M. Gaudier Diez   Company: Real Estate Appraiser   Fax:   E-Mail:   Address:   Address:	mostly owner occup flects the buyers bel  ations on the basis thetical Condition that filter ion or deficiency does  sumptions as specified  y, defined Scope of pecified value type), ptember 1, 2021 d/or Extraordinary Anich are considered an oort.  dendum  Name: Nelson V  as Marias, PR  SUPERVISORY AF or CO-APPRAISEF  Supervisory or Co-Appraiser Name: Company: Phone: E-Mail: Date of Report (Signature License or Certification #	of a Hypott the repairs of not require doin the atta work, Stata as defined assumptions on integral part of the repairs of the	to develop similar properties alteration or alteration or alteration or alteration of the reput	a reliable incorerties sold on terties a.  a.  assumptions and the real property the effective dathis report. Solort. This appraisance of the solution of the	me approhe past y he past y he past y hrovements provements pleted,  Limiting y that is ate of thi hee attach al report	c have been subject to Conditions, the subject is appraisal. Led addenda. The may not be conditions and the conditions and the conditions are conditions.
ATTACHIMENTS	Final Reconciliation Income approach is not applicable; the subject's market is not available. Sales comparison approach is the most reliable, because it reference to the following repairs or alterations on the basis of a Hypot the following required inspection based on the Extraordinary Assumption that the conditional Appraiser's Certifications, my (our) Opinion of the Market Value (or other soft in report is: \$ 80,000 , as of: Set if indicated above, this Opinion of Value is subject to Hypothetical Conditions and Appraiser's Certifications, my (our) Opinion of the Market Value (or other soft in report is: \$ 80,000 , as of: Set if indicated above, this Opinion of Value is subject to Hypothetical Conditions with properly understood without reference to the information contained in the complete report in the complete report is: \$ Limiting Cond./Certifications   Narrative Additional Sales   Cost Addenda   Additional Sales   Cost Addenda   Additional Sales   Cost Addenda   Additional Sales   Cost Addenda   Address:   APPRAISER   Appraiser Name: Viviana M. Gaudier Diez   Company: Real Estate Appraiser   Fax:   E-Mail:   Address:   Address:	mostly owner occup flects the buyers bel  ations on the basis thetical Condition that is ion or deficiency does  sumptions as specified y, defined Scope of pecified value type), ptember 1, 2021 d/or Extraordinary Ar nich are considered an oort.  dendum  Name: Nelson V Las Marias, PR  SUPERVISORY AF or CO-APPRAISEF  Supervisory or Co-Appraiser Name: Company: Phone: E-Mail: Date of Report (Signature	of a Hypott the repairs of not require doin the atta work, Stata as defined assumptions on integral part of the repairs of the	to develop similar properties alteration or alteration or alteration or alteration of the reput	a reliable incorerties sold on terties a.  a.  assumptions and the real property the effective dathis report. Solort. This appraisance of the solution of the	me approhe past y rovements provements pleted,  Limiting y that is ate of thi ee attach al report  h Addendu f. House A	c have been subject to Conditions, the subject is appraisal. Led addenda. The may not be conditions and the conditions and the conditions are conditions.
ATTACHIMENTS	Final Reconciliation   Income approach is not applicable; the subject's market is not available. Sales comparison approach is the most reliable, because it reint available. Sales comparison approach is the most reliable, because it reint available. Sales comparison approach is the most reliable, because it reint available. Sales comparison approach is the most reliable, because it reint available. Sales comparison approach is the most reliable, because it reint available. Sales comparison approach is the most reliable, because it reint available. Sales comparison approach is the most reliable, because it reint available. Sales on the degree of inspection of the Extraordinary Assumption that the conditions and the following required inspection of the subject property, as indicated below and Appraiser's Certifications, my (our) Opinion of the Market Value (or other sport this report is: \$ 80,000 , as of: See if indicated above, this Opinion of Value is subject to Hypothetical Conditions and A true and complete copy of this report contains 19 pages, including exhibits with properly understood without reference to the information contained in the complete report violations of the subject to Hypothetical Conditions   Narrative Ad Additional Sales   Cost Addence   Additional Sales   Cost Addence   Additional Sales   Cost Addence   Address:   Addres	mostly owner occup flects the buyers bel  ations on the basis thetical Condition that filter ion or deficiency does  sumptions as specified  y, defined Scope of pecified value type), ptember 1, 2021 d/or Extraordinary Anich are considered an oort.  dendum  Name: Nelson V  as Marias, PR  SUPERVISORY AF or CO-APPRAISEF  Supervisory or Co-Appraiser Name: Company: Phone: E-Mail: Date of Report (Signature License or Certification #	of a Hypoti the repairs not require  d in the atta Work, Stat as defined assumptions n integral pa  Photograph Flood Adde  /alentin Per  PPRAISER R (if applice e): e):	to develop similar proper similar si	a reliable incorerties sold on terties a.  a.  assumptions and the real property the effective dathis report. Solort. This appraisance of the solution of the	me approhe past y rovements provements pleted,  Limiting y that is ate of thi ee attach al report  h Addendu f. House A	c have been subject to Conditions, the subject is appraisal. Led addenda. The may not be conditions and the conditions and the conditions are conditions.

### Assumptions, Limiting Conditions & Scope of Work File No.: 2021112

Property Address: PR 119 Km. 52.1, Furnias Wd.

Client: Nelson Valentin Perez

Address:

Appraiser: Viviana M. Gaudier Diez

City: Las Marias

State: PR

Zip Code: 00670

Address:

#284 Haciendas de Miramar, Cabo Rojo, PR 00623

#### STATEMENT OF ASSUMPTIONS & LIMITING CONDITIONS

- The appraiser will not be responsible for matters of a legal nature that affect either the property being appraised or the title to it. The appraiser assumes that the title is good and marketable and, therefore, will not render any opinions about the title. The property is appraised on the basis of it being under responsible ownership.
- The appraiser may have provided a sketch in the appraisal report to show approximate dimensions of the improvements, and any such sketch is included only to assist the reader of the report in visualizing the property and understanding the appraiser's determination of its size. Unless otherwise indicated, a Land Survey was not performed.
- If so indicated, the appraiser has examined the available flood maps that are provided by the Federal Emergency Management Agency (or other data sources) and has noted in the appraisal report whether the subject site is located in an identified Special Flood Hazard Area. Because the appraiser is not a surveyor, he or she makes no guarantees, express or implied, regarding this determination.
- The appraiser will not give testimony or appear in court because he or she made an appraisal of the property in question, unless specific arrangements to do so have been made beforehand.
- If the cost approach is included in this appraisal, the appraiser has estimated the value of the land in the cost approach at its highest and best use, and the improvements at their contributory value. These separate valuations of the land and improvements must not be used in conjunction with any other appraisal and are invalid if they are so used. Unless otherwise specifically indicated, the cost approach value is not an insurance value, and should not be used as such
- The appraiser has noted in the appraisal report any adverse conditions (including, but not limited to, needed repairs, depreciation, the presence of hazardous wastes, toxic substances, etc.) observed during the inspection of the subject property, or that he or she became aware of during the normal research involved in performing the appraisal. Unless otherwise stated in the appraisal report, the appraiser has no knowledge of any hidden or unapparent conditions of the property, or adverse environmental conditions (including, but not limited to, the presence of hazardous wastes, toxic substances, etc.) that would make the property more or less valuable, and has assumed that there are no such conditions and makes no guarantees or warranties, express or implied, regarding the condition of the property. The appraiser will not be responsible for any such conditions that do exist or for any engineering or testing that might be required to discover whether such conditions exist. Because the appraiser is not an expert in the field of environmental hazards, the appraisal report must not be considered as an environmental assessment of the property.
- The appraiser obtained the information, estimates, and opinions that were expressed in the appraisal report from sources that he or she considers to be reliable and believes them to be true and correct. The appraiser does not assume responsibility for the accuracy of such items that were furnished by other parties.
- The appraiser will not disclose the contents of the appraisal report except as provided for in the Uniform Standards of Professional Appraisal Practice, and any applicable federal, state or local laws.
- If this appraisal is indicated as subject to satisfactory completion, repairs, or alterations, the appraiser has based his or her appraisal report and valuation conclusion on the assumption that completion of the improvements will be performed in a workmanlike manner.
- An appraiser's client is the party (or parties) who engage an appraiser in a specific assignment. Any other party acquiring this report from the client does not become a party to the appraiser-client relationship. Any persons receiving this appraisal report because of disclosure requirements applicable to the appraiser's client do not become intended users of this report unless specifically identified by the client at the time of the assignment.
- The appraiser's written consent and approval must be obtained before this appraisal report can be conveyed by anyone to the public, through advertising, public relations, news, sales, or by means of any other media, or by its inclusion in a private or public database.
- An appraisal of real property is not a 'home inspection' and should not be construed as such. As part of the valuation process, the appraiser performs a non-invasive visual inventory that is not intended to reveal defects or detrimental conditions that are not readily apparent. The presence of such conditions or defects could adversely affect the appraiser's opinion of value. Clients with concerns about such potential negative factors are encouraged to engage the appropriate type of expert to investigate.

The Scope of Work is the type and extent of research and analyses performed in an appraisal assignment that is required to produce credible assignment results, given the nature of the appraisal problem, the specific requirements of the intended user(s) and the intended use of the appraisal report. Reliance upon this report, regardless of how acquired, by any party or for any use, other than those specified in this report by the Appraiser, is prohibited. The Opinion of Value that is the conclusion of this report is credible only within the context of the Scope of Work, Effective Date, the Date of Report, the Intended User(s), the Intended Use, the stated Assumptions and Limiting Conditions, any Hypothetical Conditions and/or Extraordinary Assumptions, and the Type of Value, as defined herein. The appraiser, appraisal firm, and related parties assume no obligation, liability, or accountability, and will not be responsible for any unauthorized use of this report or its conclusions.

Additional Comments (Scope of Work, Extraordinary Assumptions, Hypothetical Conditions, etc.):

#### SCOPE OF WORK

This is an Appraisal Report prepared under Standard Rule 2-2ga, pursuant to the Scope of Work, as disclosed below.

- 1. Receipt of the following documents as of the day of the inspection of the subject property: Legal Description
- 2. Collection of data pertaining to the physical and legal aspects of the subject property included visual inspection of the site and improvement and an analysis of the sale deed provided.
- 3. The neighborhood was studied with regards to access, noise, economic/ social composition, shopping, recreational facilities, vehicular traffic and utilities and services such as police and fire protection, electricity, sanitary and storm sewer etc. Other data pertaining the region and municipality was based on data published by the Commonwealth of Puerto Rico and the Census Bureau.
- 4. A search for comparable sales of competitive properties was undertaken to develop the Sales Comparison Approach for the site of the subject property. The data obtained of possible comparable sales was reviewed; the properties were visited and analyzed.
- 5. The Cost Approach was developed for the subject property.
- 6. The Sales Comparison Approach of similar improved properties was developed for the subject property to have an indication of value of the subject property by this approach.
- 7. The Income Approach was not developed for the subject property since it is not considered a income producing property.
- 8. Based on the analysis performed of subject property and its market area, the appraiser arrives at a final conclusion for the subject property market value in Fee Simple estate.

#### **HYPOTHETICAL CONDITION**

It is defined as: a condition, directly related to a specific assignment, which is contrary to what is known by the appraiser to exist on the effective date of the assignment results, but is used for the purpose of analysis. Comment: Hypothetical conditions are contrary to know facts about physical, legal, or economic characteristics of the subject property; or about conditions external to the property, such as market conditions or trends; or about the integrity of data used in an analysis. There are no hypothetical conditions in this appraisal.

Certifications File No.: 2021112

Property Add	dress: PR 119 Km. 52.1, Furnias Wd.		City: Las Marias	State: PR	Zip Code: 00670
Client: N	Nelson Valentin Perez	Address:			
Appraiser:	Viviana M. Gaudier Diez	Address:	#284 Haciendas de Miramar, Cabo Rojo,	PR 00623	

#### **EXTRAORDINARY ASSUMPTION**

It is defined as: an assignment-specific assumption as of the effective date regarding uncertain information used in an analysis which, if found to be false, could alter the appraiser's opinions or conclusions. Comment: Uncertain information might include physical, legal, or economic characteristics of the subject property; or conditions external to the property, such as market conditions or trends; or the integrity of data used in an analysis. There is no extraordinary assumption in this appraisal.

#### APPRAISER'S CERTIFICATION

I certify that, to the best of my knowledge and belief:

- The statements of fact contained in this report are true and correct.
- The credibility of this report, for the stated use by the stated user(s), of the reported analyses, opinions, and conclusions are limited only by the reported assumptions and limiting conditions, and are my personal, impartial, and unbiased professional analyses, opinions, and conclusions.
- I have no present or prospective interest in the property that is the subject of this report and no personal interest with respect to the parties involved.
- Unless otherwise indicated. I have performed no services, as an appraiser or in any other capacity, regarding the property that is the subject of this report within the three-year period immediately preceding acceptance of this assignment.
- I have no bias with respect to the property that is the subject of this report or to the parties involved with this assignment.
- My engagement in this assignment was not contingent upon developing or reporting predetermined results.
- My compensation for completing this assignment is not contingent upon the development or reporting of a predetermined value or direction in value that favors the cause of the client, the amount of the value opinion, the attainment of a stipulated result, or the occurrence of a subsequent event directly related to the intended use of this appraisal.
- My analyses, opinions, and conclusions were developed, and this report has been prepared, in conformity with the Uniform Standards of Professional Appraisal Practice that were in effect at the time this report was prepared.
- I did not base, either partially or completely, my analysis and/or the opinion of value in the appraisal report on the race, color, religion, sex, handicap, familial status, or national origin of either the prospective owners or occupants of the subject property, or of the present owners or occupants of the properties in the vicinity of the subject property.
- Unless otherwise indicated, I have made a personal inspection of the property that is the subject of this report.
- Unless otherwise indicated, no one provided significant real property appraisal assistance to the person(s) signing this certification.

#### Additional Certifications:

This appraisal report shall not be used by the client for any other use than the stated above without having a written and signed consent of the appraisers. This appraisal report format is not accepted by financial institutions. The appraisal report format accepted by financial institutions is Freddie Mac Form 70, Fannie Mae Form 1004, dated 3/05. All information concerning site size, legal description and ownership was provided by the client and I consider the same to be truthful and correct even though I do not warrant the same.

I have not performed any prior services regarding the subject property, as an appraiser, or in any other capacity, within the 3 years period immediately preceding acceptance of this appraisal assignment. No court representation was agreed or accepted by this assignment. In the event of further court assistance additional charges will applied that will include rate per hour, travel and expenses.

Information reported in this appraisal about the condition of the property based on the observation made by Javier S. Gutierrez, of the property and what was disclosed to him or what I was aware of. Neither Javier S. Gutierrez or me, are not a trained home inspector and therefore would not be aware of any conditions that were no apparent or disclosed to me. I asked the property owner to disclose to me any information they have about any physical deficiencies or adverse condition that might affect the livability, soundness or structural integrity of the property. Unless indicated in the report, none were disclosed to me.

The appraiser is not an expert in the identification of zoning violation. The appraiser routine observation, of an inquiry about the subject property, did not develop any information that indicates any apparent zoning violation. If possible that inspection made by a qualified zoning expert would reveal the existence of zoning violation not identified by this appraiser.

#### **DEFINITION OF MARKET VALUE \*:**

A type of value, stated as an opinion, that presumes the transfer of a property (i.e., a right of ownership or a bundle of such rights), as of a certain date, under specific conditions set forth in the definition of the term identified by the appraiser as applicable in an appraisal.

Comment: Forming an opinion of market value is the purpose of many real property appraisal assignments, particularly when the client's intended use includes more that one intended user. The conditions included in market value definitions establish market perspectives for development of the opinion. These conditions may vary from definition to definition but generally fall into three categories: 1. The relationship, knowledge, and motivation of the parties (i.e. seller and buyer); 2. the terms of sale (e.g. cash, cash equivalent, or other terms); and 3. the conditions of sale (e.g. exposure in a competitive market for a reasonable time prior to sale).

Definition taken from USPAP 2020-2021

	Client Contact: Clien	it Name: Nelson Valentin Perez
	E-Mail: Address:	
	APPRAISER	SUPERVISORY APPRAISER (if required)
		or CO-APPRAISER (if applicable)
ا ا	Appraiser Name: Viviana M. Gaudier Diez Company: Real Estate Appraiser	Supervisory or Co-Appraiser Name: Company:
<u>အ</u>	Phone: (939) 642-1960 Fax:	Phone: Fax:
	E-Mail: vivianagaudier@hotmail.com	E-Mail:
	Date Report Signed: 09/22/2021	Date Report Signed:
	License or Certification #: 1269EPA State: PR	License or Certification #: State:
	Designation: Real Estate Appraiser	Designation:
	Expiration Date of License or Certification: 03/01/2024	Expiration Date of License or Certification:
	Inspection of Subject: Interior & Exterior Exterior Only None	Inspection of Subject: Interior & Exterior Exterior Only None
	Date of Inspection: September 1, 2021	Date of Inspection:

## **Subject Photo Page**

Client	Nelson Valentin Perez				
Property Address	PR 119 Km. 52.1, Furnias Wd.				
City	Las Marias	County 083	State PR	Zip Code 00670	
Annraicer	Viviana M. Gaudier Diez				



#### **Subject Front**

PR 119 Km. 52.1, Furnias Wd.

Sales Price

G.L.A. 1,155
Tot. Rooms 6
Tot. Bedrms. 3
Tot. Bathrms. 2

Location Suburban
View Local/Residential

Site 768qm Quality Average Age 51 yrs



## **Subject Rear**



**Subject Street** 

Form PIC4X6.SR - "TOTAL" appraisal software by a la mode, inc. - 1-800-ALAMODE

Client	Nelson Valentin Perez				
Property Address	PR 119 Km. 52.1, Furnias Wd.				
City	Las Marias	County 083	State PR	Zip Code 00670	
Appraiser	Viviana M. Gaudier Diez				







Porch Humidity Signs in Ceiling Carport







Living Humidity Signs in Ceiling Dining



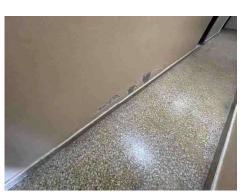




Kitchen Humidity Signs in Ceiling Laundry







Humidity Signs in Ceiling Hallway Humidity Signs in Hallway Wall

Client	Nelson Valentin Perez				
Property Address	PR 119 Km. 52.1, Furnias Wd.				
City	Las Marias	County 083	State PR	Zip Code 00670	
Annraiser	Viviana M. Gaudier Diez				







Hallway Closet - Not Closet Door

Bath

Humidity Signs in Bath Wall







Humidity Signs in Bath Ceiling

Bedroom

Humidity Signs in Bedroom







Bedroom Closet

Bedroom

Bedroom Closet







Bedroom

Humidity Signs in Bedroom Ceiling

Bedroom Closet

Client	Nelson Valentin Perez				
Property Address	PR 119 Km. 52.1, Furnias Wd.				
City	Las Marias	County 083	State PR	Zip Code 00670	
Annraiser	Viviana M. Gaudier Diez				







Bath Left Side View Right Side View



Exterior Wall Needs Painting





Crawl Space



Crawl Space







Utility



Utility



Humidity Signs in Utility Ceiling



Fallen Concrete Plaster in Utility Ceiling



Fallen Concrete Plaster in Utility Ceiling

Client	Nelson Valentin Perez				
Property Address	PR 119 Km. 52.1, Furnias Wd.				
City	Las Marias	County 083	State PR	Zip Code 00670	
Appraiser	Viviana M. Gaudier Diez				







Humidity Signs in Utility Ceiling

Utility

Utility







Exterior View

Fallen Concrete Plaster and Humidity Signs in Eave

Exterior Walls Needs Paint

## **Comparable Photo Page**

Client	Nelson Valentin Perez				
Property Address	PR 119 Km. 52.1, Furnias Wd.				
City	Las Marias	County 083	State PR	Zip Code 00670	
Annraicer	Viviana M. Gaudier Diez				



#### Comparable 1

C-9 InmacuIada Concepcion
Proximity 1.27 miles SE
Sale Price 84,000
GLA 963
Total Rooms 6
Total Bedrms 3
Total Bathrms 2

Location Suburban
View Local/Residential

Site 314 sqm
Quality Average
Age 36 yrs



#### Comparable 2

PR 435 Km. 0.1 Int., Lot A Calaba

Local/Residential

 Proximity
 4.88 miles NE

 Sale Price
 75,000

 GLA
 1,126

 Total Rooms
 6

 Total Bedrms
 3

 Total Bathrms
 2.1

 Location
 Suburban

Site 4222 sqm Quality Average Age 36 yrs

View



#### Comparable 3

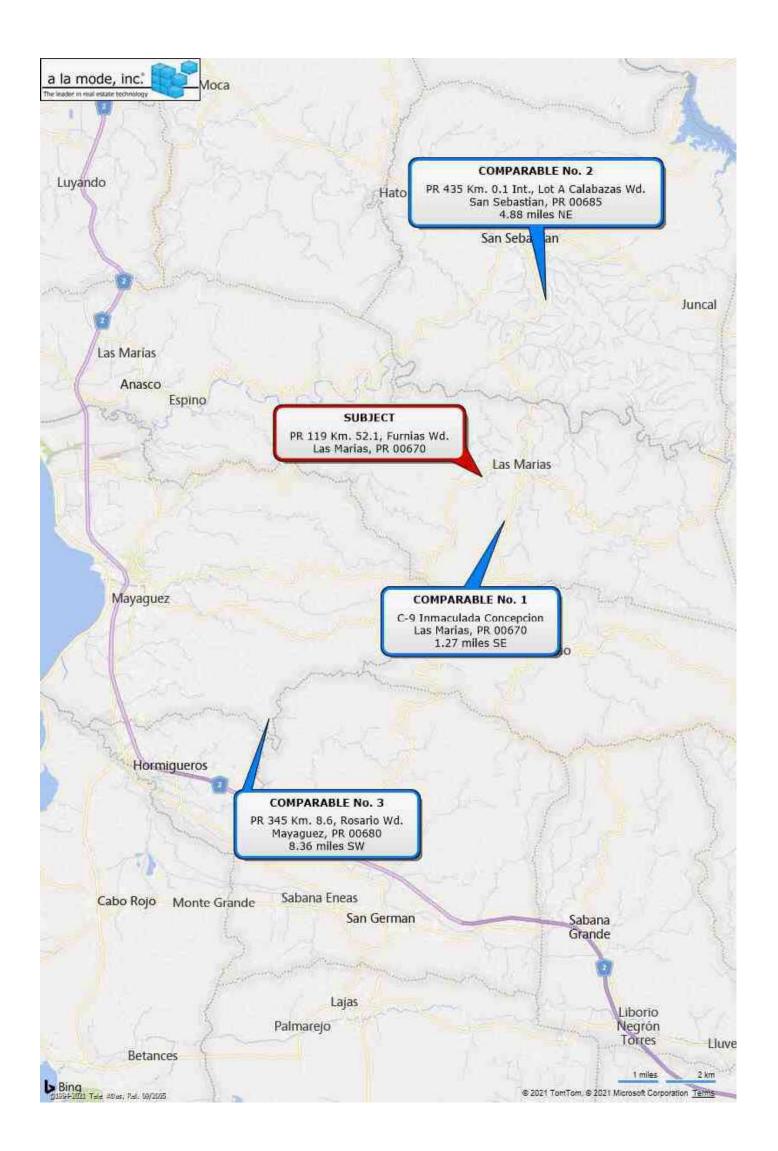
PR 345 Km. 8.6, Rosario Wd.
Proximity 8.36 miles SW
Sale Price 104,000
GLA 1,437

Total Rooms 6
Total Bedrms 3
Total Bathrms 2
Location Sci

LocationSuburbanViewLocal/ResidentialSite5411 sqmQualityAverageAge20 yrs

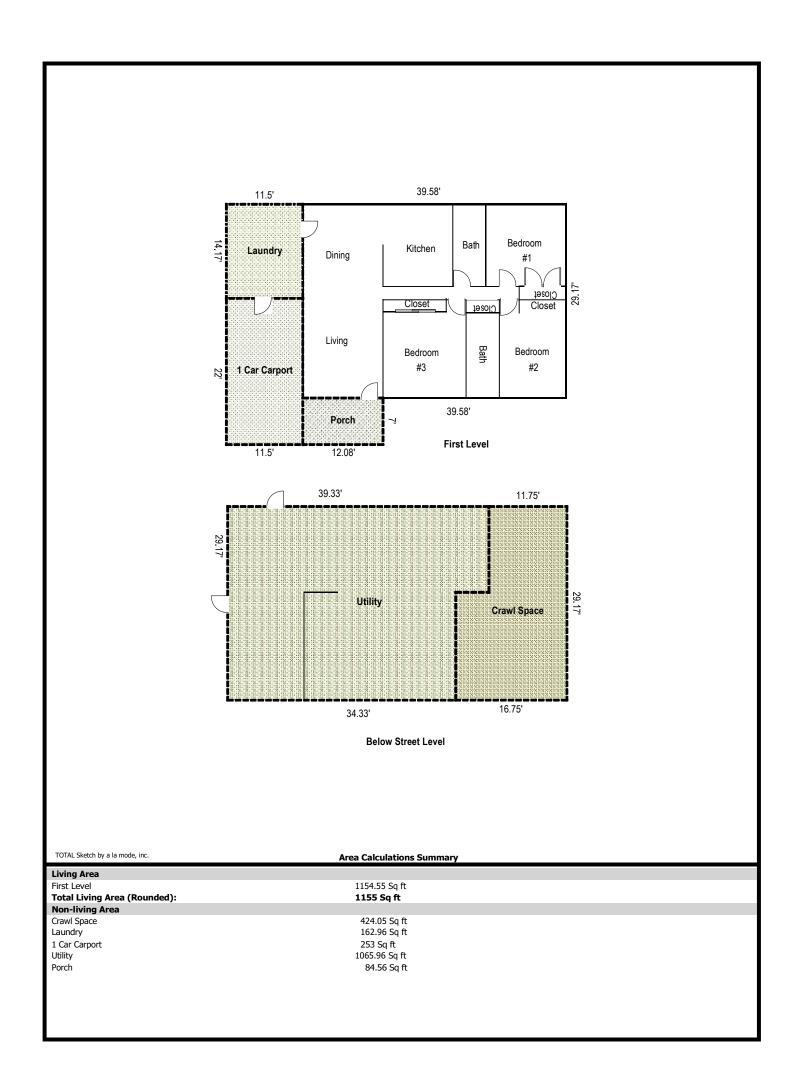
#### **Location Map**

Client	Nelson Valentin Perez				
Property Address	PR 119 Km. 52.1, Furnias Wd.				
City	Las Marias	County 083	State PR	Zip Code 00670	
Annraicer	Viviana M. Gaudier Diez				



## **Building Sketch**

Client	Nelson Valentin Perez				
Property Address	PR 119 Km. 52.1, Furnias Wd.				
City	Las Marias	County 083	State PR	Zip Code 00670	
Annraicer	Viviana M. Gaudier Diez				



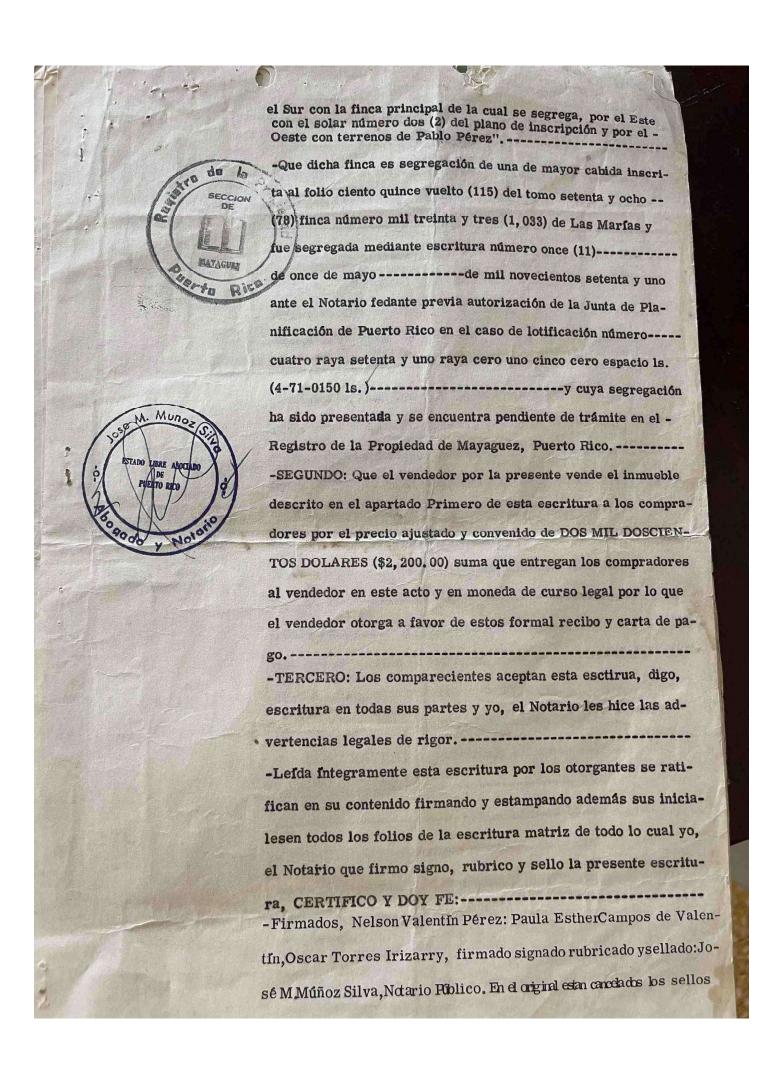
# **Subject Property Legal Description**

Client	Nelson Valentin Perez							
Property Address	PR 119 Km. 52.1, Furnias Wd.							
City	Las Marias	County	083	State	PR	Zip Code	00670	
Annraiser	Viviana M. Gaudier Diez							

En la ciudad de Mayaguez Iala de Puerto Rico, a los once de Section de la ciudad de Mayaguez Iala de Puerto Rico, a los once de Section de Mayaguez Iala de Puerto Rico, a los once de Section de Mayaguez de man de mayo de mil novecientos actenta y uno.  —ANTE MI—  —JOSE M. MUNOZ SILVA, Licenciado en Derecho y Notario Público de Puerto Rico, con vecindad, residencia y oficina abierta en la ciudad de Mayaguez, Puerto Rico.  —COMPARECEN———————————————————————————————————
En la ciudad de Mayagues Isla de Puerto Rico, a los once diseccions de del mes de mayo de mil novecientos setenta y uno.  ANTE MI  JOSE M. MUNOZ SILVA, Licenciado en Derecho y Notario Público de Puerto Rico, con vecindad, residencia y oficina abierta en la ciudad de Mayaguez, Puerto Rico,  DE UNA PARTE: Don OSCAR TORRES IRIZARRY, mayor de edad, Ingeniero Civil, soltero y vecino de Mayaguez, Puerto Rico, y de aquí en adelante denominado "El Vendedor".  LY DE OTRA PARTE: Don NELSON VALENTIN PEREZ y Doña PAULA ESTHER CAMPOS DE VALENTIN, mayores de edad, casados entre sí emple dos ambos y vecinos de Las Marías, Puerto Rico, y de aquí en adelante denominados "Los Compradores".  Del conocimiento personal de los comparecientes doy fe y, por sus dichos también la doy de su edad, estado, profesión y vecindad, Aseguran hallarse y, a mi juicio, se hallan con la capacidad legal necesaria para formalizar la presente escritura de COMPRAVENTA y en virtud, los comparecientos libremente:  EXPONEN-  PRIMERO: Que el compareciente de la primera parte es due-
ANTE MI—  JOSE M. MUNOZ SILVA, Lacenciado en Derecho y Notario Público de Puerto Rico, con vecindad, residencia y oficina abierta en la ciudad de Mayaguez, Puerto Rico,————————————————————————————————————
-JOSE M. MUNOZ SILVA, Licenciado en Derecho y Notario Público de Puerto Rico, con vecindad, residencia y oficina - abierta en la ciudad de Mayaguez, Puerto Rico.  -COMPARECEN
-JOSE M. MUNOZ SILVA, Licenciado en Derecho y Notario Público de Puerto Rico, con vecindad, residencia y oficina - abierta en la ciudad de Mayaguez, Puerto Rico
Público de Puerto Rico, con vecindad, residencia y oficina abierta en la ciudad de Mayaguez, Puerto Rico.  COMPARECEN———————————————————————————————————
Público de Puerto Rico, con vecindad, residencia y oficina - abierta en la ciudad de Mayaguez, Puerto Rico
abierta en la ciudad de Mayaguez, Puerto Rico
edad, Ingeniero Civil, soltero y vecino de Mayaguez, Puerto Rico, y de aquí en adelante denominado "El Vendedor".  Y DE OTRA PARTE: Don NELSON VALENTIN PEREZ y Doña PAULA ESTHER CAMPOS DE VALENTIN, mayores de edad, easados entre sí empleados ambos y vecinos de Las Marías, Puerto Rico, y de aquí en adelante denominados "Los Compradores".  Del conocimiento personal de los comparecientes doy fe y, por sus dichos también la doy de su edad, estado, profesión y vecindad, Aseguran hallarse y, a mi juicio, se hallan con la capacidad legal necesaria para formalizar la presente escritura de COMPRAVENTA y en virtud, los comparecientes libremente:  EXPONEN  -PRIMERO: Que el compareciente de la primera parte es due-
edad, Ingeniero Civil, soltero y vecino de Mayaguez, Puerto Rico, y de aquí en adelante denominado "El Vendedor".  14 DE OTRA PARTE: Don NELSON VALENTIN PEREZ y Doña PAULA ESTHER CAMPOS DE VALENTIN, mayores de edad, casados entre sí empleados ambos y vecinos de Las Marías, Puerto Rico, y de aquí en adelante denominados "Los Compradores".  -Del conocimiento personal de los comparecientes doy fe y, por sus dichos también la doy de su edad, estado, profesión y vecindad, Aseguran hallarse y, a mi juicio, se hallan con la capacidad legal necesaria para formalizar la presente escritura de COMPRAVENTA y en virtud, los comparecientes libremente:  -EXPONEN
Rico, y de aquí en adelante denominado "El Vendedor".  4Y DE OTRA PARTE: Don NELSON VALENTIN PEREZ y Doña  PAULA ESTHER CAMPOS DE VALENTIN, mayores de edad, casados entre sí empleados ambos y vecinos de Las Marías, Puerto Rico, y de aquí en adelante denominados "Los Compradores".  -Del conocimiento personal de los comparecientes doy fe y, por sus dichos también la doy de su edad, estado, profesión y vecindad, Aseguran hallarse y, a mi juicio, se hallan con la capacidad legal necesaria para formalizar la presente escritura de COMPRAVENTA y en virtud, los comparecientes libremente:  -EXPONEN
PAULA ESTHER CAMPOS DE VALENTIN, mayores de edad, casados entre sí empleados ambos y vecinos de Las Marías, Puerto Rico, y de aquí en adelante denominados "Los Compradores".  -Del conocimiento personal de los comparecientes doy fe y, por sus dichos también la doy de su edad, estado, profesión y vecindad, Aseguran hallarse y, a mi juicio, se hallan con la capacidad legal necesaria para formalizar la presente escritura de COMPRAVENTA y en virtud, los comparecientes libremente:  -EXPONEN
PAULA ESTHER CAMPOS DE VALENTIN, mayores de edad, easados entre sí empleados ambos y vecinos de Las Marías, Puerto Rico, y de aquí en adelante denominados "Los Compradores".  -Del conocimiento personal de los comparecientes doy fe y, por sus dichos también la doy de su edad, estado, profesión y vecindad, Aseguran hallarse y, a mi juicio, se hallan con la capacidad legal necesaria para formalizar la presente escritura de COMPRAVENTA y en virtud, los comparecientes libremente:  -EXPONEN
easados entre sí emples dos ambos y vecinos de Las Marías,  Puerto Rico, y de aquí en adelante denominados "Los Compradores".  -Del conocimiento personal de los comparecientes doy fe y, por sus dichos también la doy de su edad, estado, profesión y vecindad, Aseguran hallarse y, a mi juicio, se hallan con la capacidad legal necesaria para formalizar la presente escritura de COMPRAVENTA y en virtud, los comparecientes libremente:  -EXPONEN
-Del conocimiento personal de los comparecientes doy fe y, por sus dichos también la doy de su edad, estado, profesión y vecindad, Aseguran hallarse y, a mi juicio, se hallan con la capacidad legal necesaria para formalizar la presente escritura de COMPRAVENTA y en virtud, los comparecientes libremente:  -EXPONEN
-Del conocimiento personal de los comparecientes doy fe y, por sus dichos también la doy de su edad, estado, profesión y vecindad, Aseguran hallarse y, a mi juicio, se hallan con la capacidad legal necesaria para formalizar la presente escritura de COMPRAVENTA y en virtud, los comparecientes libremente:  -EXPONEN
-Del conocimiento personal de los comparecientes doy fe y, por sus dichos también la doy de su edad, estado, profesión y vecindad, Aseguran hallarse y, a mi juicio, se hallan con la capacidad legal necesaria para formalizar la presente escritura de COMPRAVENTA y en virtud, los comparecientes libremente:  -EXPONEN
sus dichos también la doy de su edad, estado, profesión y vecindad, Aseguran hallarse y, a mi juicio, se hallan con la capacidad legal necesaria para formalizar la presente escritura de COMPRAVENTA y en virtud, los comparecientes libremente:
sus dichos también la doy de su edad, estado, profesión y vecindad, Aseguran hallarse y, a mi juicio, se hallan con la capacidad legal necesaria para formalizar la presente escritura de COMPRAVENTA y en virtud, los comparecientes libremente:
cindad, Aseguran hallarse y, a mi juicio, se hallan con la capacidad legal necesaria para formalizar la presente escritura de COMPRAVENTA y en virtud, los comparecientes libremente:
pacidad legal necesaria para formalizar la presente escritura  de COMPRAVENTA y en virtud, los comparecientes libremen-  te:
de COMPRAVENTA y en virtud, los comparecientes libremente:
te:EXPONEN
EXPONEN
-PRIMERO: Que el compareciente de la primera parte es due-
So on plane descinia de la giantente propiedad:
ño en plano dominio de la siguiente propiedad:
"Solar radicado en el Barrio Furnias de Las Marías, con una cabida superficial de setecientos sesenta y siete metros cuadrados con cincuenta y cinco cêntimos de otro metro cuadrado (767.55 m.c.) y en lindes por el Norte con parcela a dedicarse a uso público para ensanche de la Carretera Estatal número ciento veinte (120) que de Mayaguez conduce a Las Marías, por

#### **Subject Property Legal Description**

Client	Nelson Valentin Perez							
Property Address	PR 119 Km. 52.1, Furnias Wd.							
City	Las Marias	County	083	State	PR	Zip Code	00670	
Appraiser	Viviana M. Gaudier Diez							



## **Subject Property Zoning Map**

Client	Nelson Valentin Perez							
Property Address	PR 119 Km. 52.1, Furnias Wd.							
City	Las Marias	County	083	State	PR	Zip Code	00670	
Appraiser	Viviana M. Gaudier Diez							



## **Subject Property Catastro Digital**

Client	Nelson Valentin Perez							
Property Address	PR 119 Km. 52.1, Furnias Wd.							
City	Las Marias	County	083	State	PR	Zip Code	00670	
Appraiser	Viviana M. Gaudier Diez							

